



3 Coughtrey Close, Norwich  
Norwich



Minors & Brady

## 3 Coughtrey Close

Lovingly modernised and beautifully presented, this charming ground floor flat offers easy one-level living with the rare benefit of a private garden. Thoughtfully improved by the current owner, the home blends contemporary style with a warm and welcoming feel throughout. The inviting sitting room features on-trend nude panelling, creating a cosy yet stylish space to relax. It flows into a generously sized kitchen with ample space for appliances and everyday dining. The double bedroom provides a peaceful retreat, complemented by a newly fitted bathroom with a modern suite and shower over bath. An additional room, cleverly converted into a mini office, offers useful extra space for home working or storage. With a recently installed gas-fired boiler and a private rear garden, this lovingly cared-for home is ready to move straight into and enjoy.

- Lovingly modernised ground floor flat
- Private rear garden - a rarity for this type of property
- Stylish sitting room with contemporary panelling
- Spacious, well-appointed kitchen with space for appliances
- Tastefully decorated double bedroom
- Newly fitted modern bathroom
- Additional versatile office/storage room
- Gas-fired boiler installed last year
- Fresh, neutral décor throughout
- Ideal for first-time buyers or downsizers





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## 3 Coughtrey Close

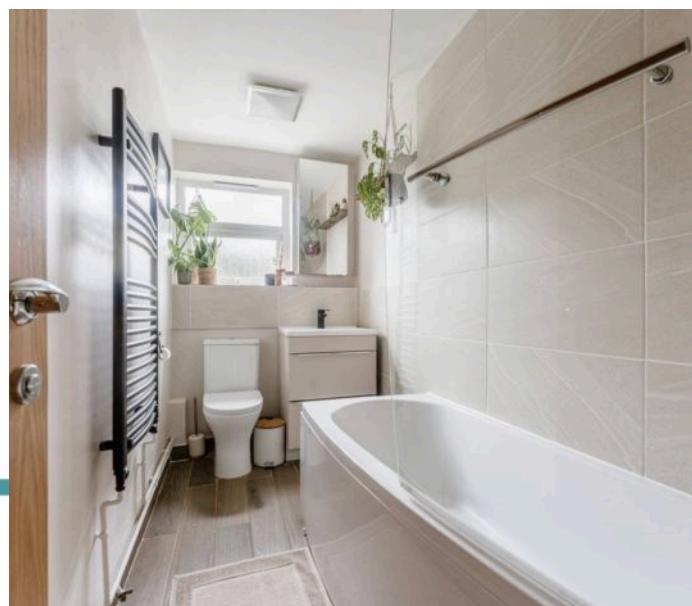
### The Location

Coughtrey Close is ideally positioned just off Wroxham Road in the popular area of Sprowston, to the north of Norwich. This well-established location offers an excellent balance of everyday amenities, transport links and green space, making it appealing to families and professionals alike.

Residents have easy access to a range of supermarkets, including Tesco Express, Tesco Extra, Lidl and Aldi, while Sprowston Recreation Ground provides nearby outdoor space for leisure and family activities.

Mousehold Heath is also just a short drive away, offering extensive woodland walks and panoramic views across the city.

The area is served by well-regarded schools such as Sprowston Academy and Sparhawk Infant and Nursery School, along with regular bus services into Norwich and a convenient Park and Ride facility. The Norwich Northern Distributor Road is easily accessible, linking to the A47 and surrounding areas, and Salhouse Road Retail Park offers a selection of larger stores and cafés. For wider entertainment and rail connections, Riverside and Norwich Train Station are both within easy reach.



# 3 Coughtrey Close

## Coughtrey Close, Sprowston

This beautifully presented ground floor flat offers the perfect opportunity for easy, one-level living, complete with the rare and highly sought-after benefit of a private garden. Lovingly modernised and thoughtfully improved by the current owner, this home has been transformed into a stylish and comfortable retreat, ideal for first-time buyers, downsizers or anyone seeking the feel of a bungalow at a more accessible price point.

From the moment you step inside, it is clear how much care and attention has gone into this property. The décor is fresh, modern and finished in calming neutral tones throughout. The sitting room is warm and inviting, featuring on-trend nude panelling that adds character.

It's a beautifully styled space that feels both contemporary and cosy, and it opens into a great-sized kitchen with plenty of room for appliances, making it practical as well as sociable.

The double bedroom is tastefully decorated and offers a peaceful space to unwind. The bathroom has been newly fitted to a high standard, complete with a modern suite and shower over the bath.

Further enhancing comfort and efficiency, a brand-new gas-fired boiler was installed last year.

An additional bonus is the extra room, previously used for storage and housing a tumble dryer, which the current owner has cleverly converted into a mini office. While not heated, it provides valuable and versatile space, ideal for home working, hobbies or additional storage.



## 3 Coughtrey Close

Outside, the property enjoys its own private rear garden – a rare and valuable feature for a flat. While access is via a small path around the side of the building rather than directly from the flat itself, the garden is entirely private and offers a lovely outdoor space to relax, entertain or enjoy some fresh air.

This is a home that has been genuinely cherished and carefully improved, and it now offers a fantastic opportunity for its next owner to simply move in and enjoy.

### Agents Note

This property will be sold leasehold with 101 years remaining on the lease.

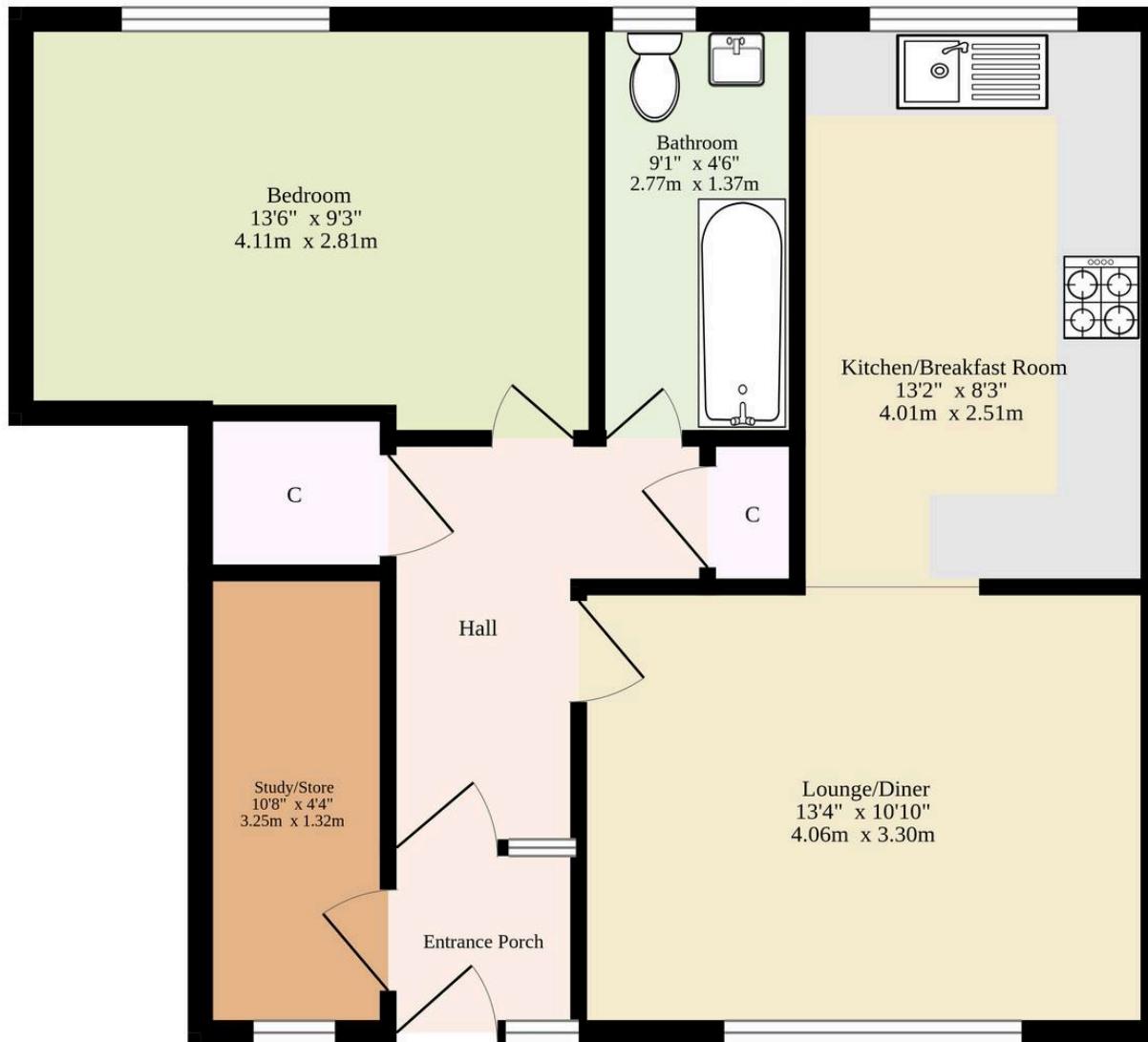
Ground Rent: £10 paid annually

Maintenance: £39 paid monthly

Neighbours have access to this garden to gain access to their rear.



**Ground Floor**  
**531 sq.ft. (49.3 sq.m.) approx.**



**TOTAL FLOOR AREA : 531 sq.ft. (49.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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