



71 Mallard Way, Sprowston

Norwich



Minors & Brady

This stylish three-bedroom mid-terrace townhouse is situated in the popular Sprowston development, offering a modern and practical living environment. The property features a welcoming entrance hall with abundant natural light and clever under-stairs storage. A contemporary kitchen with high-gloss taupe units, integrated appliances, and elegant finishes serves as the heart of the home. The open-plan lounge and dining area lead to a landscaped rear garden with a patio and gated access to off-road parking. Upstairs, the first-floor bedrooms are bright, well-proportioned, and include built-in storage, while the family bathroom boasts modern tiling and a bath with overhead shower. The master bedroom occupies the entire top floor, complete with dual-aspect windows, built-in wardrobes, and an en-suite shower room. With low-maintenance front and rear gardens and stylish, functional interiors throughout, this property is ideal for families or buyers seeking a spacious, contemporary home in a sought-after location.

- Spacious three-bedroom mid-terrace townhouse in the highly desirable Sprowston development
- Bright and welcoming entrance hall with sleek flooring and clever under-stairs storage
- Contemporary kitchen with high-gloss taupe units, chrome fixtures, and integrated appliances for effortless cooking and entertaining
- Open-plan lounge and dining area featuring French doors that flood the space with natural light and connect seamlessly to the garden
- Landscaped rear garden with a stylish patio, decorative borders, and gated access to off-road parking
- Generously proportioned first-floor bedrooms with plush carpeting and built-in storage for a comfortable family living experience
- Modern family bathroom with elegant tiling, a bath, and overhead shower, combining style and practicality
- Master bedroom occupying the entire top floor





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# 71 Mallard Way

Sprowston, Norwich

## The Location

The property enjoys a fantastic position in the ever-popular and highly requested area of Sprowston, just two miles northeast of Norwich City Centre. This prime location combines suburban ease with excellent access into the city, where a vibrant mix of shops, restaurants, historic landmarks and leisure facilities await — from the charming lanes to the iconic Norwich Cathedral, it's all within easy reach. Sprowston itself has become increasingly favoured thanks to its strong community feel and extensive local amenities. White House Farm is a standout, offering a renowned farm shop, traditional butchery, café, and even on-site beauty and hairdressing salons, creating a lovely lifestyle hub right on your doorstep.

Both Lidl and Tesco are also within close proximity, making everyday essentials and larger grocery shops easy to manage. Families are particularly drawn to the area for its well-regarded schooling options and catchment appeal, with several popular schools nearby. Outdoor space is well catered for too, with a range of parks and green areas offering great spots for walks, play or weekend relaxation. Commuters will appreciate the quick access to the Northern Distributor Road (NDR), streamlining journeys around the city and beyond, while Norwich's central attractions remain just minutes away, whether by car or public transport.



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# 71 Mallard Way

Sprowston, Norwich

## Mallard Way, Sprowston

This stunning three-bedroom mid-terrace townhouse is located in the popular Sprowston development and offers a perfect blend of modern living and practical functionality. Boasting a thoughtfully designed layout, this home is ideal for families or anyone seeking a spacious, stylish property in a sought-after location.

Step inside to a welcoming entrance hall with sleek flooring, abundant natural light, and clever under-stairs storage. The heart of the home is the contemporary kitchen, fitted with high-gloss taupe units, chrome fixtures, integrated appliances, and elegant finishes, making it perfect for everyday cooking or entertaining.

Adjacent to the kitchen is a separate WC for convenience.

The lounge and dining area provide a generous, open-plan space with French doors that seamlessly connect to the landscaped rear garden, creating a bright and inviting environment for relaxing or hosting guests. The rear garden features a well-maintained lawn, borders with decorative stones and a stylish patio perfect for outdoor dining or entertaining, with gated access to off-road parking.

Upstairs, the first-floor bedrooms are bright and well-proportioned, featuring built-in storage and plush carpeting throughout. The family bathroom has been beautifully finished with modern tiling and includes a bath with overhead shower.

The master bedroom occupies the entire top floor, providing a private setting with dual-aspect windows, built-in wardrobes, and a contemporary en-suite shower room.



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Externally, the property enjoys a low-maintenance front garden with shingle and slate features, complemented by shrubbery and fencing for privacy. This home combines stylish interiors, practical living spaces, and an excellent location, making it a must-see property for discerning buyers.

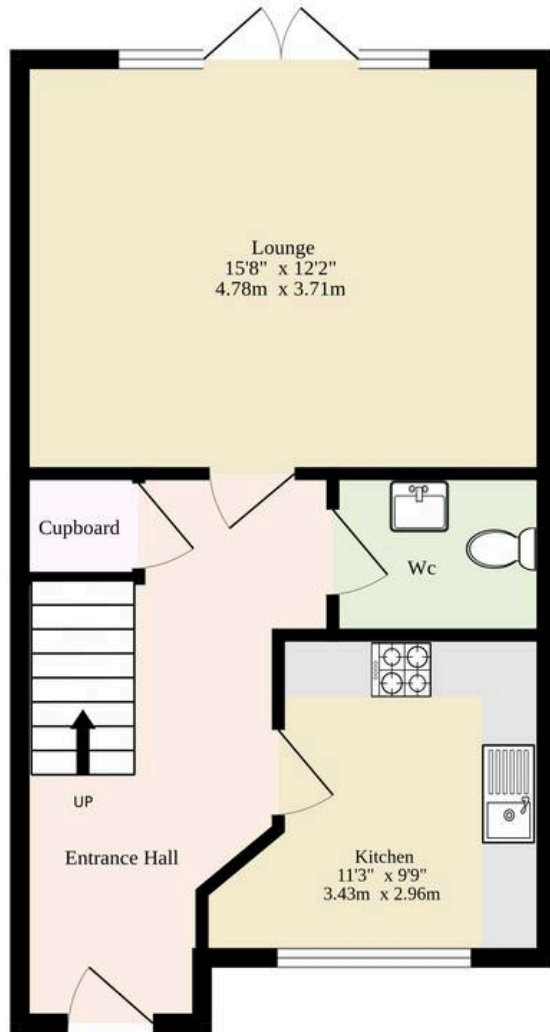
## Agents Note

This property will be sold freehold and connected to all mains services.

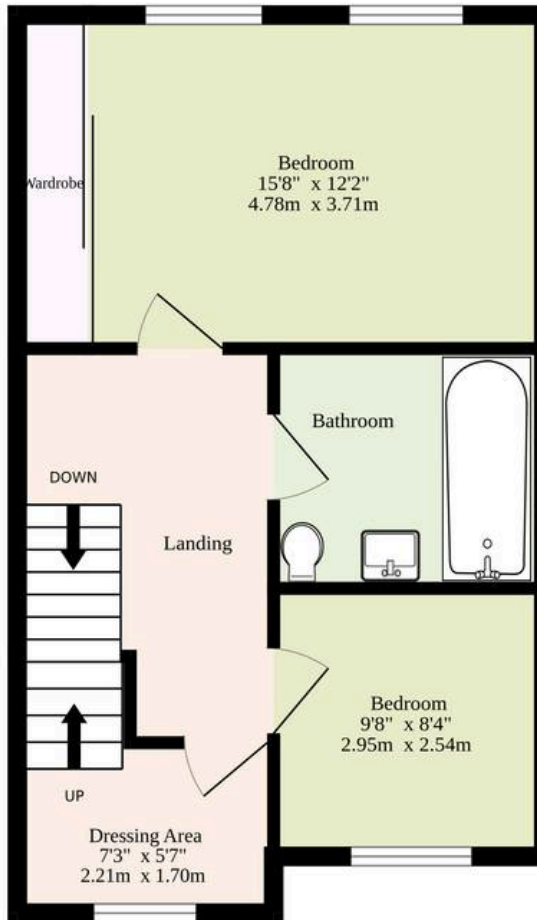
As this property is listed via a third-party agency, we have limited details. Buyers are advised to carry out their own investigations before making any decisions.



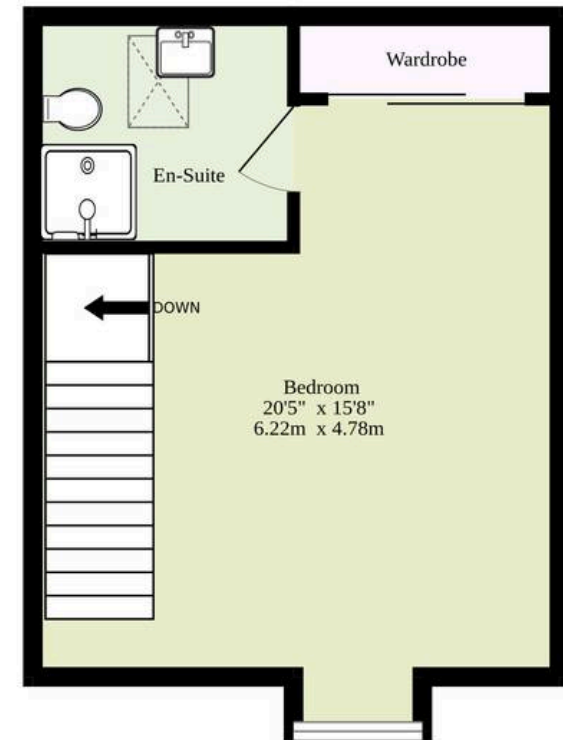
Ground Floor  
437 sq.ft. (40.6 sq.m.) approx.



1st Floor  
409 sq.ft. (38.0 sq.m.) approx.



2nd Floor  
358 sq.ft. (33.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1204 sq.ft. (111.9 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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*Your home, our market*



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