



40 Springfield Road, Norwich

Norwich



Minors & Brady

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Norwich

Offered chain free, this mid-terrace home on the outskirts of Norwich combines practicality with potential. The spacious living room, complete with a traditional feature fireplace, flows naturally into a kitchen/breakfast room designed for everyday living and casual dining. Three flexible bedrooms can be tailored to suit a study, nursery, or dressing room, while the classic bathroom and separate WC provide convenience for modern family life. Outside, the private garden, patio, and brick-weave driveway create versatile space for both relaxation and entertaining. Ideal for first-time buyers, families, or investors, this property offers a chance to put your own mark on a home in a sought-after location.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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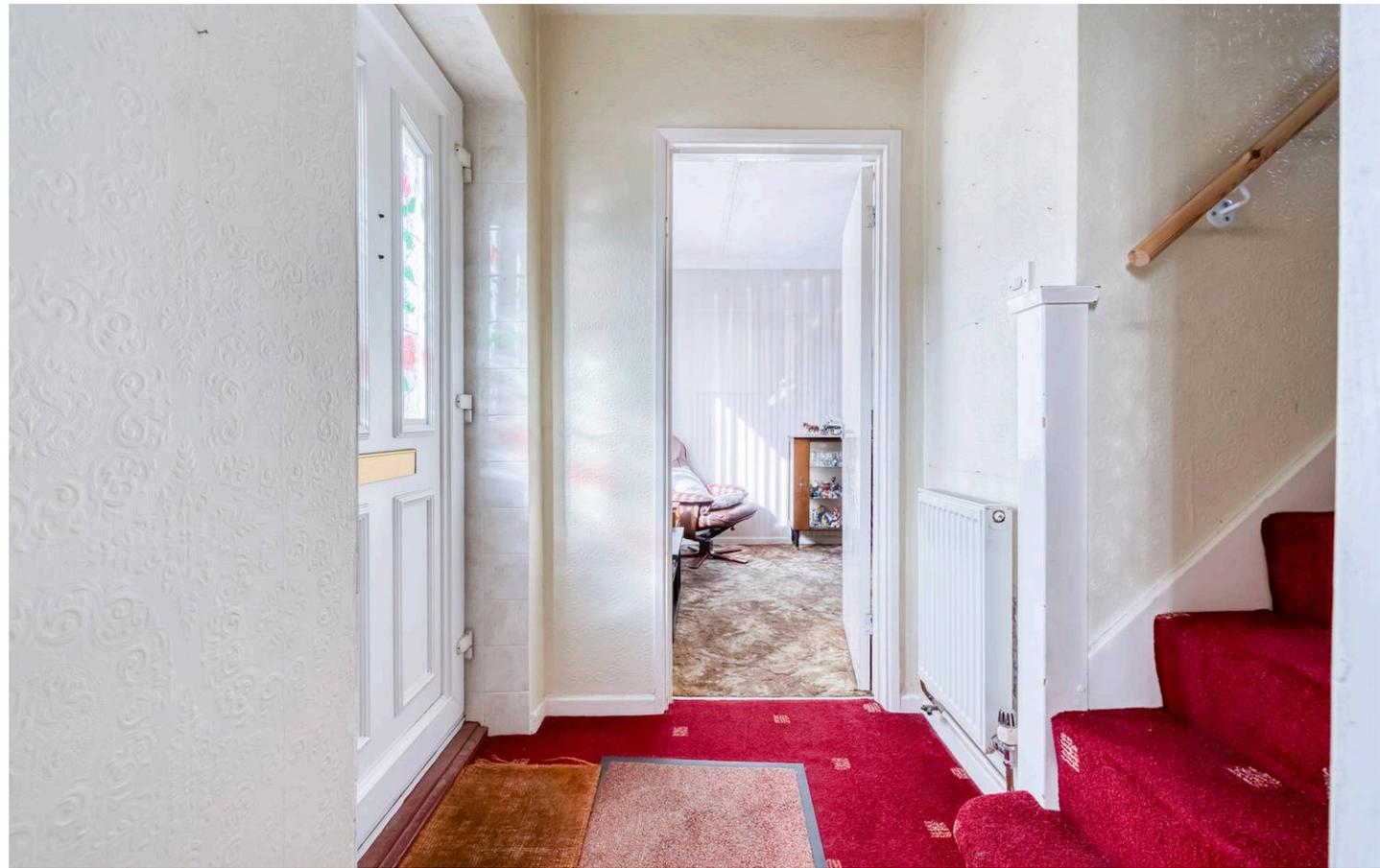
Norwich

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Springfield Road is located in the Heartsease area of Norwich, around 2.5 miles northeast of the city centre, offering a quiet residential setting with good access to the city's amenities. Local shops and convenience stores are within walking distance, including a Co-op Foodstore on Witard Road and small parades along Watling Road. For recreation, the Heartsease Recreation Ground provides green space for walking, sports, and community events.

Education in and around Heartsease is well served. For younger children, Heartsease Primary Academy and St William's Primary School are nearby, while Falcon Junior School caters to those in middle years. Secondary education is accessible at The Open Academy, with additional options in Norwich including Ormiston Victory Academy and City of Norwich School for broader academic choices. For further and higher education, the city centre hosts University of East Anglia (UEA) and Norwich University of the Arts, making the area convenient for students or staff commuting from Heartsease.

Transport connections are strong. Local bus routes provide frequent services to Norwich city centre, while Salhouse Road and surrounding streets connect to the city's ring roads and the A47. The Norwich railway station, just a few miles away, links to regional and national destinations, offering practical options for commuting or leisure travel.



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Down a quiet residential road on the outskirts of Norwich, this mid-terrace home is an excellent choice for first-time buyers, families, or investors. With generous living space and the potential to update and personalise, it offers the flexibility to adapt to your own lifestyle and interior style.

A welcoming entrance hall leads into a double aspect living room, where a traditional feature fireplace provides a focal point, and a large front-facing window fills the room with natural light, creating a space that is both inviting and practical for relaxation or entertaining. The kitchen/breakfast room is fitted with cabinetry and offers space for your own appliances, as well as a dining area perfect for casual meals or morning coffee.

Upstairs, three bedrooms provide versatility to suit a variety of needs. One room could serve as a study, dressing room, or nursery, depending on your requirements. The bathroom features a classic suite, with a separate WC offering added convenience for busy mornings.

Externally, the property enjoys a private garden with a patio area ideal for outdoor dining, a lawned section, and a timber shed for storage. At the front, a brick-weave driveway provides off-road parking for multiple vehicles.

This property offers a practical layout with plenty of natural light and scope to make it your own. It presents an opportunity to create a home that reflects your style while benefiting from a sought-after location close to Norwich.

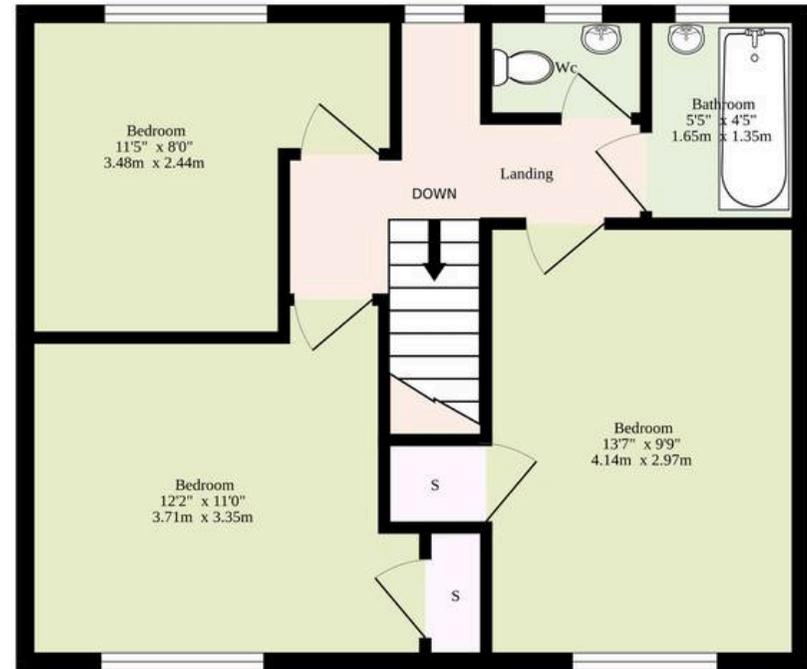


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Ground Floor
439 sq.ft. (40.8 sq.m.) approx.



1st Floor
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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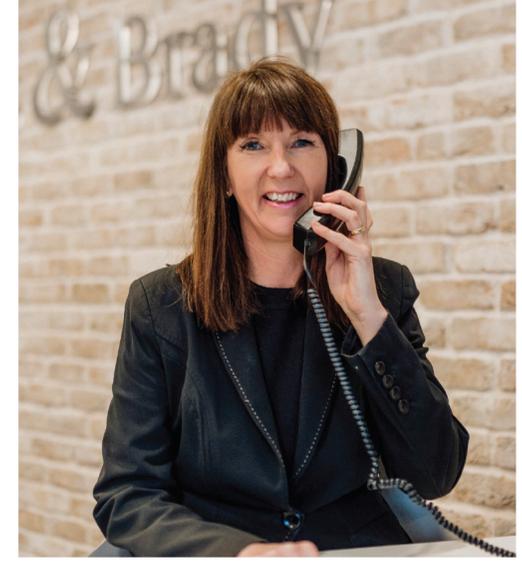
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