



2a Plaford Road, Norwich

Norwich



Minors & Brady

A thoughtfully designed single-level home, full of personality and ready to be enjoyed from the moment you step inside. Set within a peaceful cul-de-sac, it offers strong kerb appeal with a neat frontage, tandem tarmac driveway and garage. A welcoming porch leads into a characterful interior, where a central hallway with panelling and subtle curved openings creates a warm first impression. The neutral kitchen is both stylish and functional, complete with a coloured tiled backsplash, integrated appliances, spotlighting and a bespoke breakfast bar. To the rear, a generous sitting and dining room stands out, beautifully styled with a calming green theme and filled with natural light from sliding doors to the garden. Both bedrooms are well-sized and versatile, served by a conveniently located bathroom. Outside, the enclosed, non-overlooked garden provides a private and peaceful retreat, completing a home that has clearly been cared for and is ready to move straight into.

- Thoughtfully designed single-level home, full of personality and ready to move straight into
- Peaceful cul-de-sac setting offering a sense of privacy and community
- Attractive kerb appeal with a neat frontage and tandem tarmac driveway
- Garage providing additional storage or secure parking
- Welcoming porch entrance creating a practical first impression
- Stylish neutral kitchen with coloured tiled backsplash, integrated appliances and bespoke breakfast bar
- Characterful interior with hallway panelling and subtle curved openings adding charm
- Generous sitting and dining room with a calming green theme and decorative panelling
- Sliding doors allowing natural light to flood in and connect seamlessly to the garden
- Enclosed, non-overlooked rear garden, beautifully maintained and perfect for relaxing or entertaining





M&B

2a Plaford Road

The Location

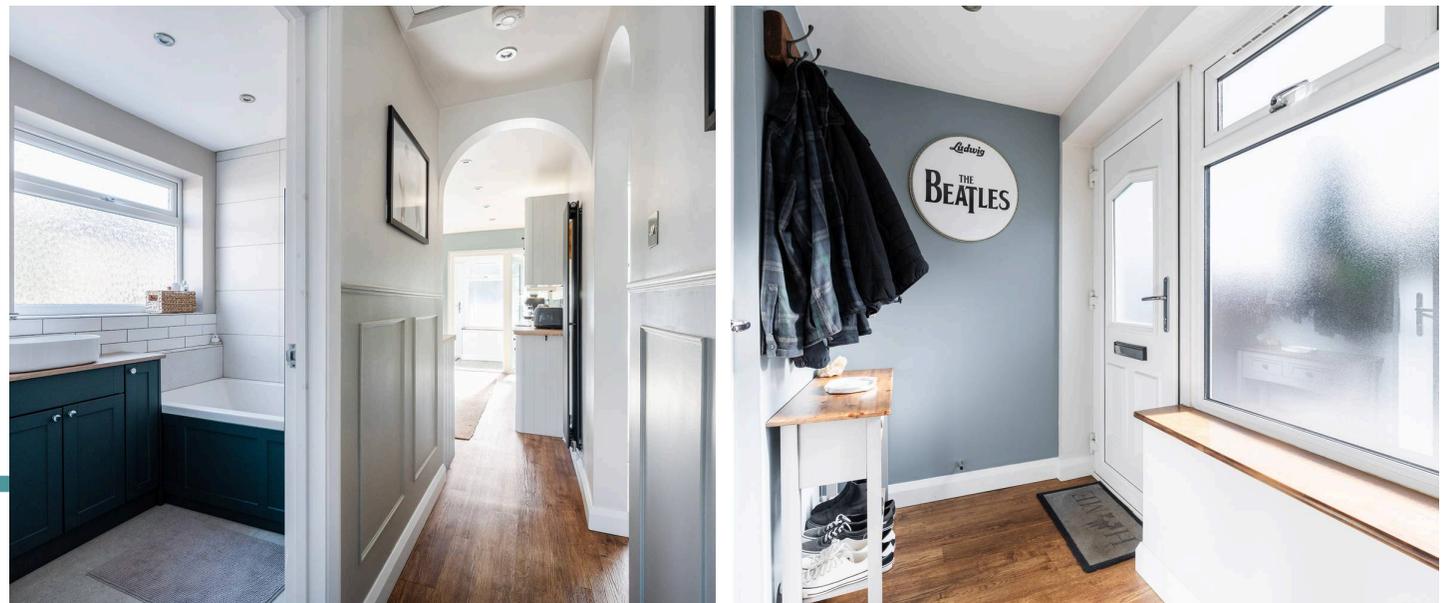
Plaford Road is ideally situated just off Mousehold Lane in the sought-after area of Sprowston, a well-established and convenient part of north Norwich. The location offers an excellent balance of local amenities, transport links and green spaces, making it popular with families and professionals alike.

Nearby are several supermarkets, including a Tesco Express for everyday essentials and larger stores such as Tesco Extra, Lidl and Aldi. For leisure, Sprowston Recreation Ground and Park provide great outdoor space for walks and sports, while Mousehold Heath is only a short drive away for woodland walks and panoramic views over the city.

The area is well served by respected local schools, including Sparhawk Infant and Nursery School and Sprowston Academy. Regular bus services run along Wroxham Road, and the nearby Park and Ride offers easy access into Norwich city centre.

Commuters benefit from quick access to the Norwich Northern Distributor Road (NDR), linking efficiently to the A47 and surrounding areas. Salhouse Road Retail Park is also close by, offering larger stores such as Dunelm, Pets at Home and several furniture retailers.

For wider leisure and entertainment options, Riverside provides restaurants, bars, a cinema and convenient access to Norwich Train Station with direct routes to London and beyond.



2a Plaford Road

Plaford Road, Sprowston

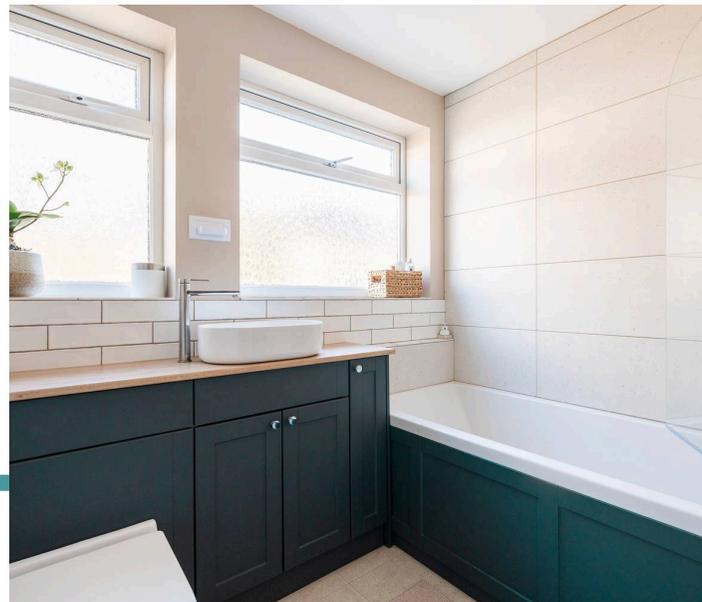
Set within a peaceful cul-de-sac, this beautifully presented, turn-key single-level home offers a wonderful sense of kerb appeal, immediately setting the tone for what lies beyond. A neat frontage is complemented by a tandem tarmac driveway providing ample off-road parking, alongside a garage for additional storage or secure parking.

The welcoming porch entrance offers a practical and inviting introduction to the home.

The kitchen is both stylish and functional, fitted with a neutral range of units that are perfectly paired with a coloured tiled backsplash for a touch of individuality. Integrated appliances are neatly incorporated, while spotlighting enhances both practicality and ambience. A bespoke breakfast bar area provides an ideal spot for casual dining or morning coffee, making this a sociable and well-designed space.

Stepping further inside, the property reveals a thoughtfully arranged layout centred around a middle hallway, enhanced with attractive panelling that adds character and warmth. Subtle curvatures within select openings and doorways further soften the space, creating a gentle flow between rooms and giving the home a unique sense of personality.

To the rear, the sitting and dining room is a standout feature of the home, generously proportioned and beautifully styled with a calming green theme and decorative panelling.



M&B

2a Plaford Road

This space is flooded with natural light thanks to sliding doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living and offering an ideal setting for both relaxation and entertaining.

Both bedrooms are well-sized and thoughtfully presented, offering comfortable and versatile accommodation. The bathroom is conveniently located and serves the home with ease.

Outside, the enclosed rear garden is a true highlight, non-overlooked and designed to provide privacy and tranquillity. It has been carefully maintained and offers a lovely setting to enjoy throughout the seasons, whether hosting guests or simply unwinding.

Overall, this is a home that has clearly been cared for and thoughtfully decorated with charm and personality throughout. It offers a rare opportunity for a buyer to move straight in and enjoy, while still making it their own over time, an appealing prospect for anyone seeking comfort, style, and a welcoming atmosphere.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor

Approx. 61.9 sq. metres (665.8 sq. feet)



Total area: approx. 61.9 sq. metres (665.8 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk