



85 Cozens-Hardy Road, Norwich

Norwich



Minors & Brady

## 85 Cozens-Hardy Road

This well-proportioned home delivers a surprising amount of space across both floors, suited to modern family life. Its set-back position and generous frontage create a strong first impression with practical parking to match. Inside, the layout balances openness with clearly defined living areas, making it adaptable for both quiet evenings and social occasions. The inclusion of ground floor facilities adds everyday convenience and flexibility. Upstairs accommodation is thoughtfully arranged, offering comfortable room sizes throughout. Outdoor space wraps around the property, providing a mix of patio and lawn ideal for a range of uses. With its combination of space, functionality and location, the property presents a solid and appealing opportunity.

- Deceptively spacious four-bedroom home
- Located on Cozens Hardy Road in Sprowston
- Generous gravel driveway with ample off-road parking
- Well-arranged layout with distinct yet connected living spaces
- Bright dining area with direct access to the garden
- Ground floor bathroom and separate utility room
- Modern kitchen with neutral gloss units and wood-style work surfaces
- Four well-proportioned bedrooms on the first floor
- Contemporary shower room serving the upper floor
- Good-sized plot with patio, lawn, and garage





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# 85 Cozens-Hardy Road

## 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. A convenient local shop is also within easy walking distance, perfect for day-to-day essentials.

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 the local junior school and recreation ground both within comfortable walking distance. 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.



# 85 Cozens-Hardy Road

## Cozens-Hardy Road, Sprowston

Situated on Cozens Hardy Road in the popular suburb of Sprowston, this deceptively spacious four-bedroom home offers well-balanced accommodation both inside and out, making it a practical choice for growing families or those needing flexible living space.

Set back from the road, the property benefits from a large gravel driveway providing ample off-road parking for multiple vehicles. The entrance hall offers a straightforward and welcoming approach, with stairs rising to the first floor and a door leading into the main sitting room. Positioned at the front of the property, the sitting room enjoys good natural light from a front-facing window and opens through into the dining room.

This layout creates a sense of flow between the two spaces while still allowing each area to retain its own identity, ideal for both everyday living and entertaining.

The dining room is further enhanced by patio doors that lead out to the rear garden, extending the living space during warmer months.

The ground floor also includes a useful utility room and a bathroom, adding convenience and flexibility to the layout. The kitchen is fitted in a neutral gloss finish with chrome fixtures, complemented by wood-style work surfaces that provide a warm contrast. There is also a door to the side of the property, offering easy access to the outside, particularly practical for day-to-day use.

Upstairs, the property continues to impress with four well-proportioned bedrooms, all of which offer comfortable accommodation without feeling cramped. These are served by a modern shower room, finished in a clean and contemporary style.



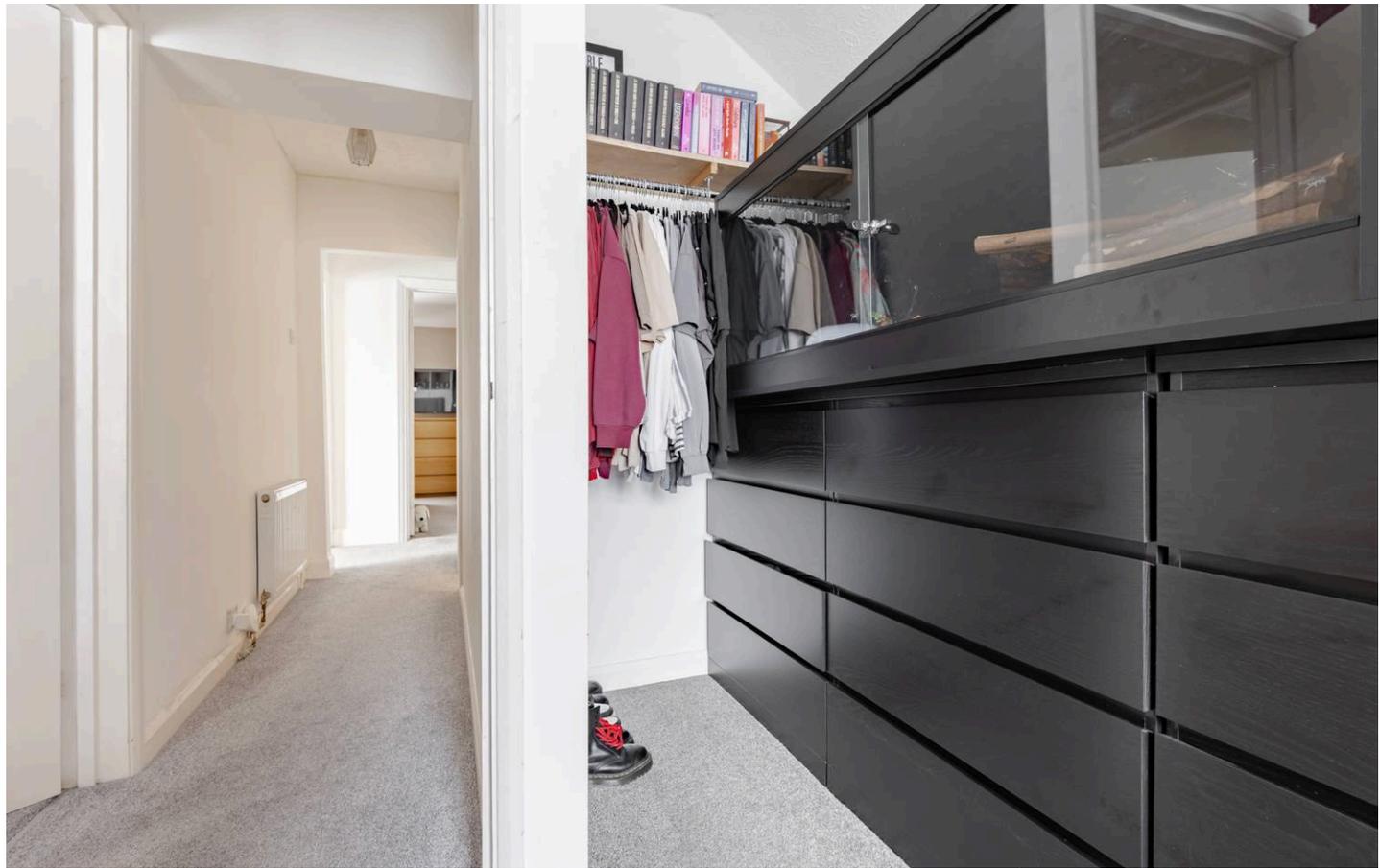
## 85 Cozens-Hardy Road

Externally, the home sits on a good-sized plot. To the rear and side, there is a generous patio area suitable for outdoor seating and dining, alongside a lawned garden that provides space for recreation. The garden layout makes it well suited for families with children or pets, offering room to play while remaining manageable. A garage is also included, providing additional storage or parking options.

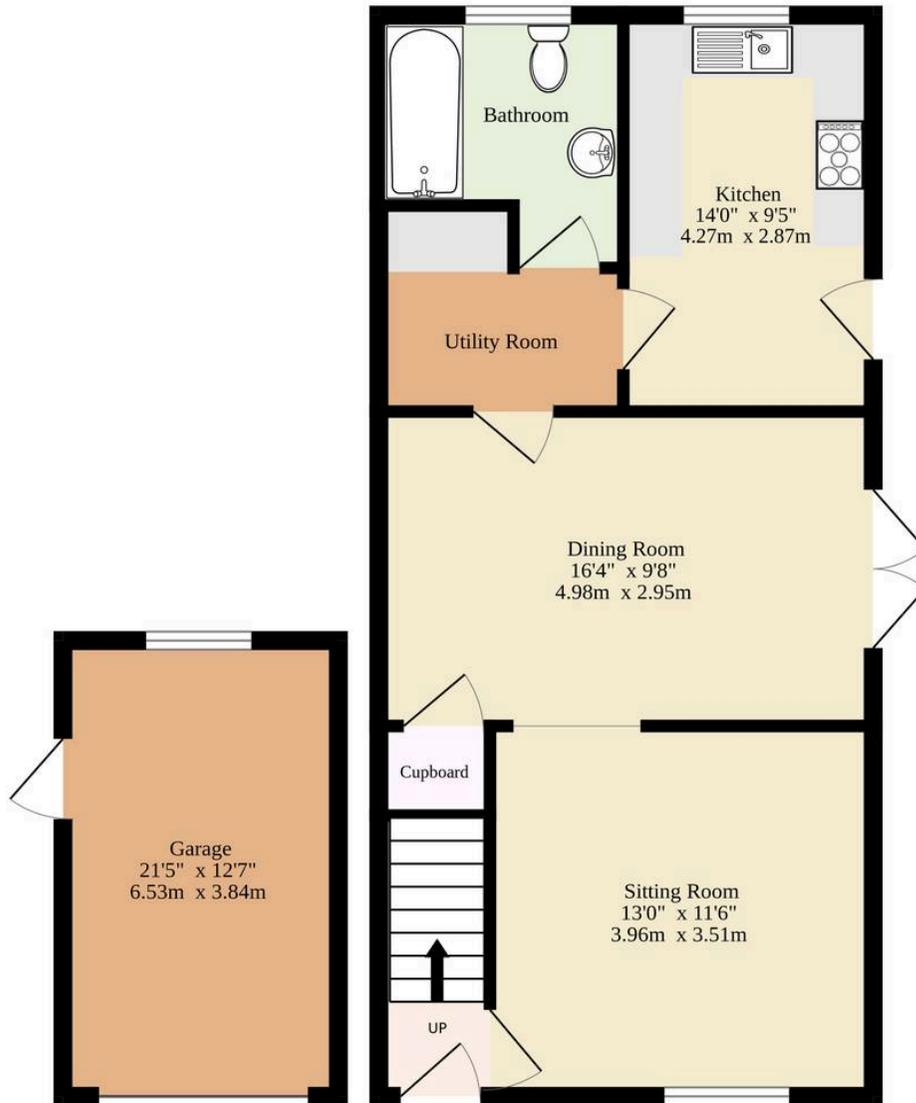
Overall, this is a home that offers more space than first meets the eye, with a practical layout, good outdoor areas, and a convenient location within Sprowston.

### Agents Note

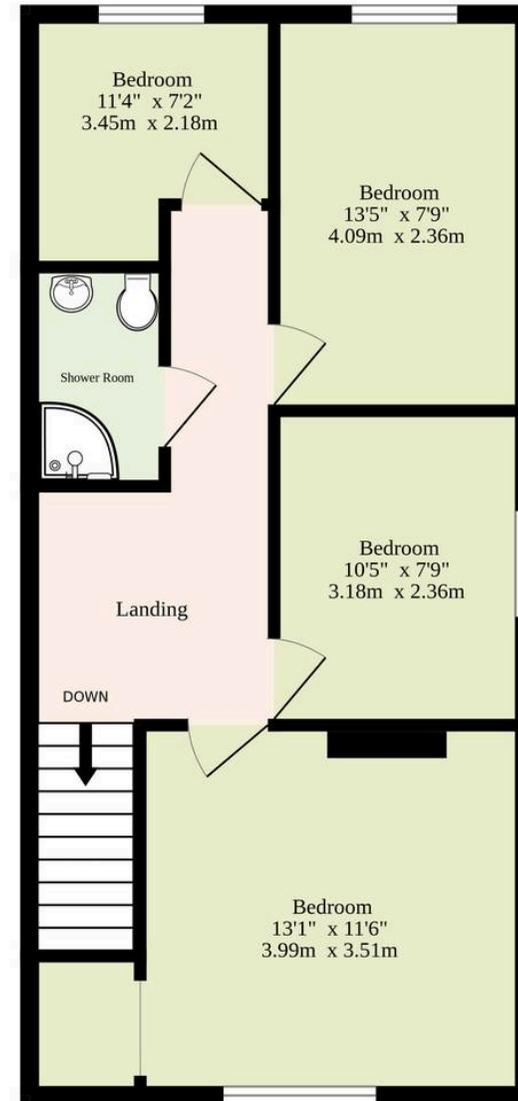
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor  
823 sq.ft. (76.5 sq.m.) approx.



1st Floor  
507 sq.ft. (47.1 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1330 sq.ft. (123.6 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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