



17 Bolton Road, Sprowston

Norwich

Minors & Brady



£300,000

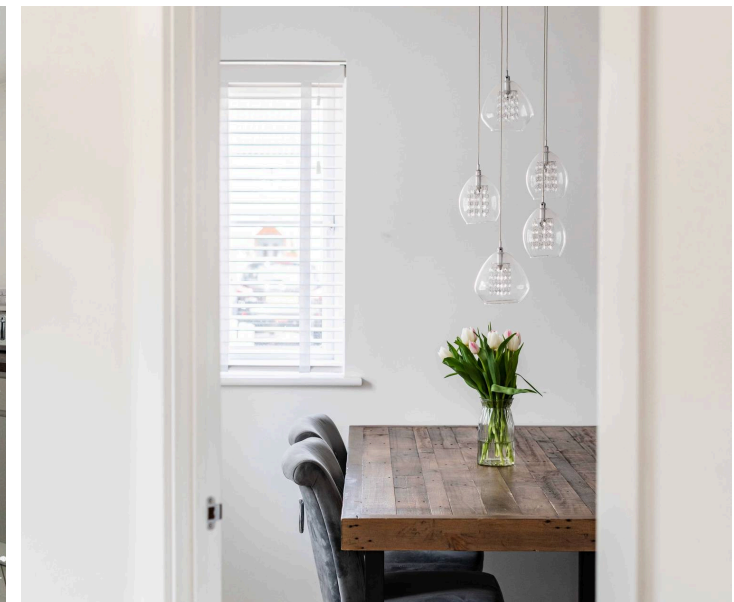
Minors & Brady

17 Bolton Road

Sprowston, Norwich

Positioned on a generous corner plot in the sought-after suburb of Sprowston, this beautifully presented three-bedroom home offers spacious and flexible accommodation ideal for modern family living. The property is thoughtfully arranged with bright interiors, well-proportioned rooms and a welcoming atmosphere throughout. A standout feature of the home is the impressive kitchen and dining space, designed as a sociable hub for everyday living and entertaining. The principal bedroom benefits from its own en-suite, providing added comfort and privacy. Outside, the home enjoys a private enclosed garden with space to relax, play, or entertain. Conveniently located close to local amenities and within easy reach of Norwich, this property offers a fantastic balance of comfort, space and location.

- Generous corner plot offering additional outdoor space and privacy
- Bright and spacious lounge with French doors opening to the garden
- Modern open-plan kitchen and dining area ideal for entertaining
- Practical utility room providing additional storage and laundry space
- Ground floor WC for everyday convenience
- Spacious principal bedroom with private en-suite shower room
- Two further versatile bedrooms suitable for family, guests or home working
- Contemporary family bathroom with a clean and modern finish
- Enclosed side garden with patio and lawn, perfect for outdoor enjoyment
- Private off-road parking for two vehicles





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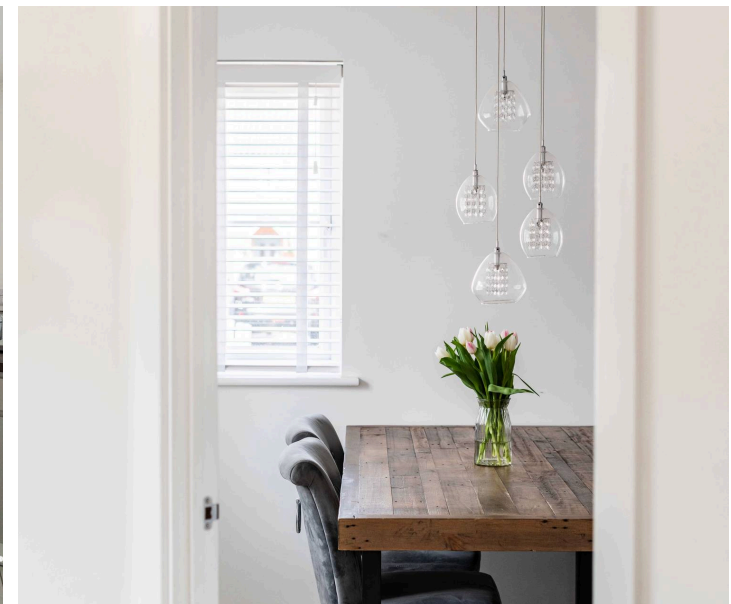
Sprowston, Norwich

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



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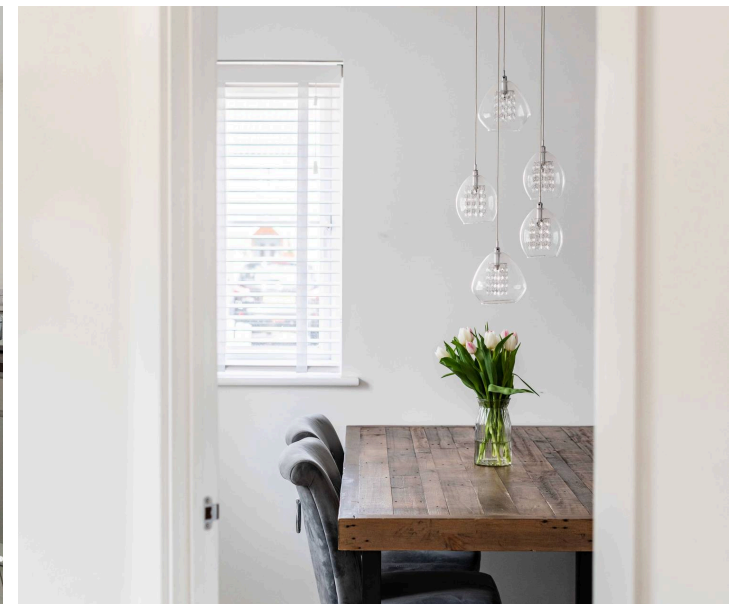
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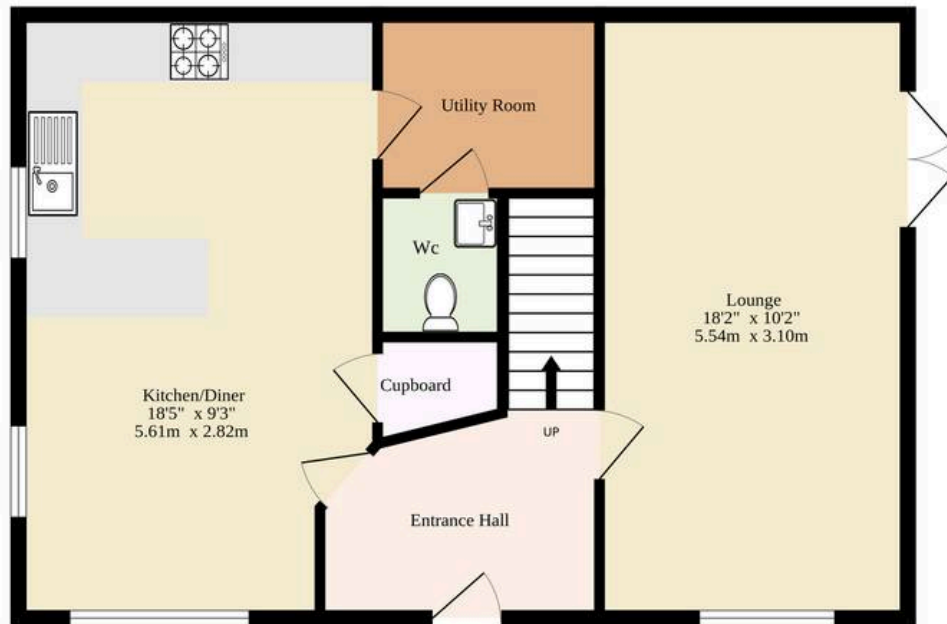
The Location

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.

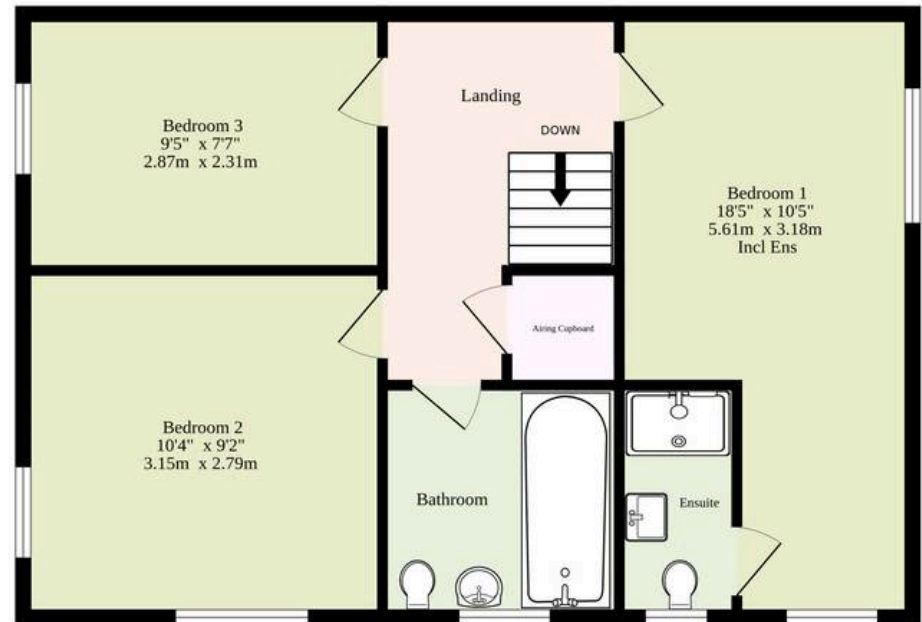
Both Lidl and Tesco are also within close proximity, making everyday essentials and larger grocery shops easy to manage. Families are particularly drawn to the area for its well-regarded schooling options and catchment appeal, with several popular schools nearby. Outdoor space is well catered for too, with a range of parks and green areas offering great



Ground Floor
441 sq.ft. (41.0 sq.m.) approx.



1st Floor
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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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Dreaming of this home? Let's make it a *reality*.



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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

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