



15 Cordwainer Close, Sprowston

Norwich



Minors & Brady

# 15 Cordwainer Close

Sprowston, Norwich

Experience comfort and convenience in this top-floor flat in the sought-after Norfolk town of Sprowston. Ideal for first-time buyers or investors, this turn-key home is ready to move into and features a light-filled sitting room, a modern kitchen with integrated appliances, and two bedrooms, one with a private en-suite and built-in wardrobes. A contemporary bathroom, loft storage, and two allocated parking spaces complete the package, making this stylish flat a rare and irresistible opportunity.

- Top-floor flat positioned in the Norfolk town of Sprowston
- Perfect choice for first time buyers or investors!
- Turn-key condition, ready for you to move straight into
- Light-filled sitting room inviting relaxation and entertaining
- Kitchen equipped with quality cabinetry, integrated oven, a dishwasher and a fridge/freezer
- Two bedrooms, one flaunting a private en-suite and built-in wardrobes
- A modern bathroom
- Loft space for storage options
- Two allocated parking spaces
- Close to local shops, schools, healthcare facilities and transport links





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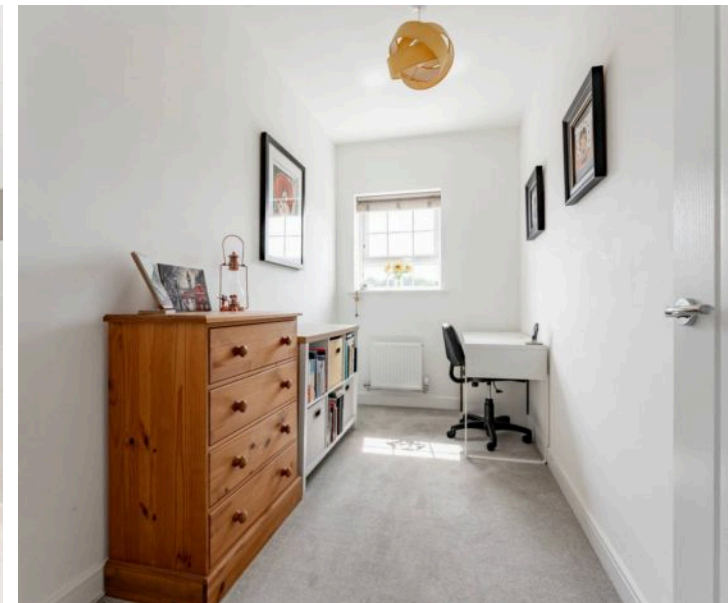
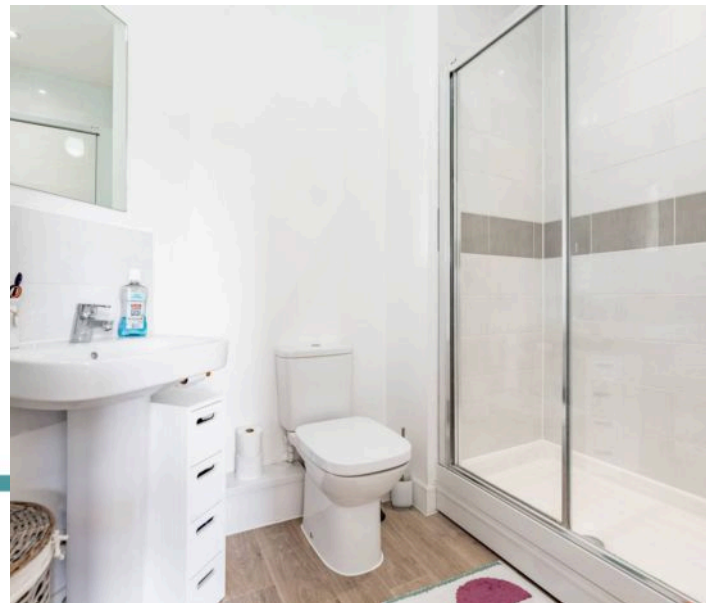
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Sprowston, Norwich

## Location

Cordwainer Close is a quiet residential street located in the Norfolk town of Sprowston, just northeast of Norwich city centre. The area combines a suburban, family-friendly atmosphere with easy access to local amenities. Residents can find a selection of convenience stores, cafés, and takeaway outlets within walking distance, while larger supermarkets and retail options are available a short drive away. Families benefit from nearby schools, including Sprowston Community Academy for secondary education and several primary schools catering to younger children.

Healthcare needs are well-served with local GP surgeries and pharmacies in the town, and the Norfolk and Norwich University Hospital is only a short drive away for more extensive medical services. Transport links are strong, with frequent bus services connecting Sprowston to Norwich city centre and surrounding areas, and easy access to the A47 for travel by car. The combination of local amenities, schools, healthcare, and connectivity makes Cordwainer Close an attractive location for residents seeking a balanced suburban lifestyle.



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Step inside to a welcoming entrance hall, setting the tone for a light-filled and airy living space. The sitting room, bathed in natural light, provides a relaxed environment for unwinding after a long day or hosting friends and family in style. The kitchen is fully equipped with high-quality cabinetry, an integrated oven, a dishwasher, and a fridge/freezer, perfect for whipping up culinary delights with ease.

Two bedrooms ensure ample space and comfort, with the principal bedroom featuring a private en-suite and built-in wardrobes for effortless organisation. A modern bathroom complements the living spaces, designed with both style and practicality in mind.

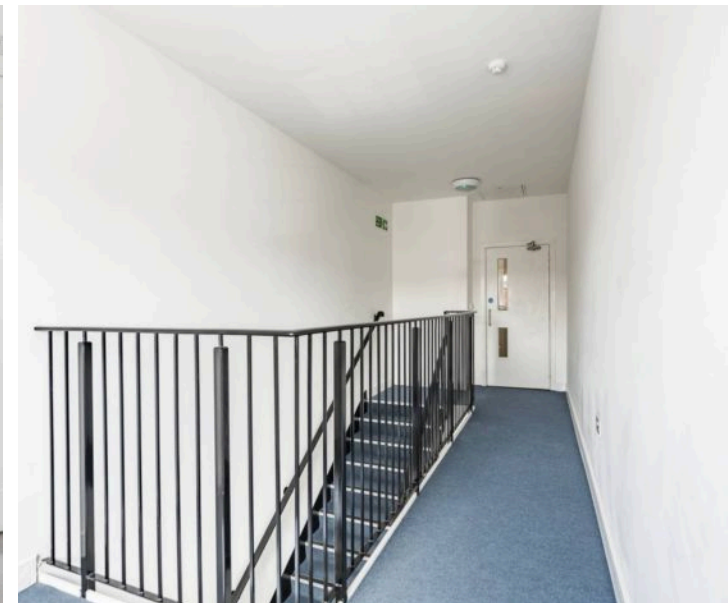
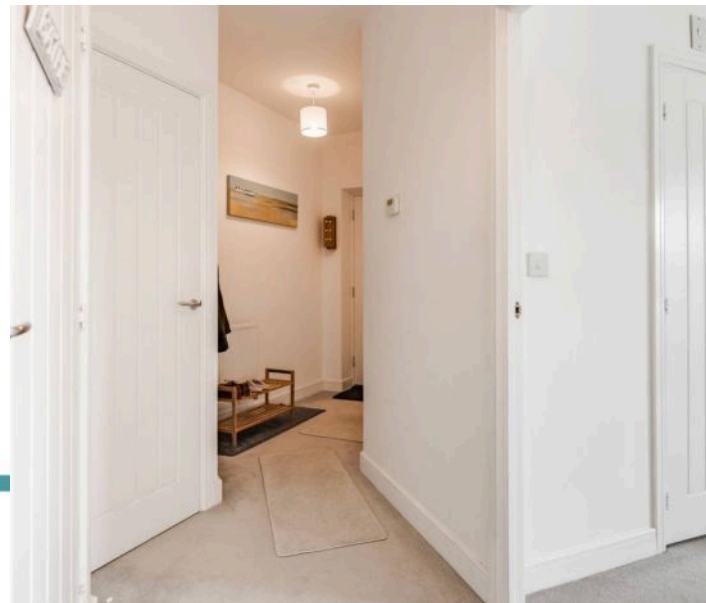
Additional storage is available in the loft, keeping your living areas clutter-free, while two allocated parking spaces add convenience and peace of mind. With its superb location, ready-to-enjoy interiors, and lifestyle-friendly features, this top-floor flat is a rare find in Sprowston.

## Agents note

Leasehold, with 118 years left on the lease

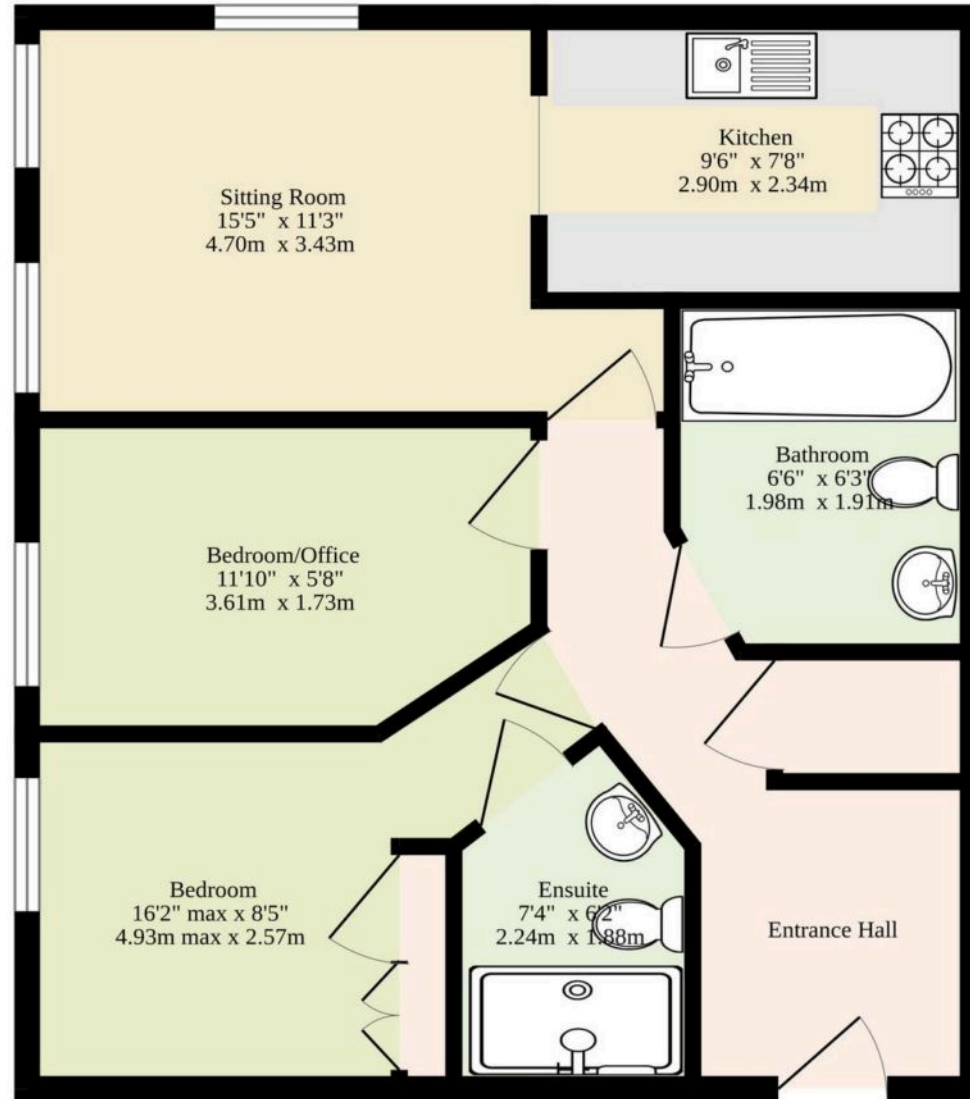
Ground rent - £900 p/a

Maintenance fee - £150 p/a



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**Ground Floor**  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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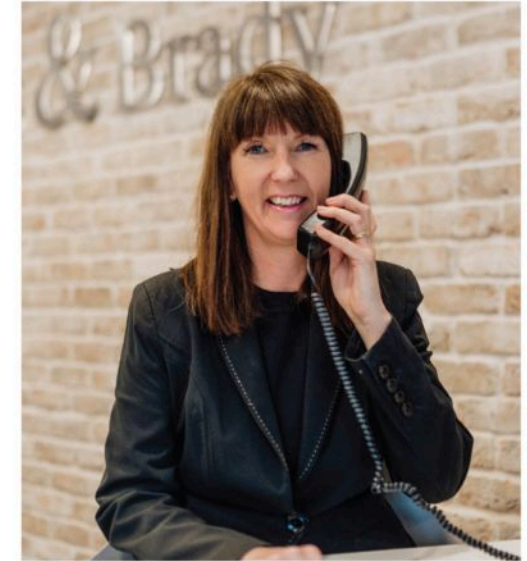
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