



453 Sprowston Road, Norwich

Norwich



Minors & Brady

453 Sprowston Road

Norwich, Norwich

Positioned within the popular NR3 area of Norwich, this well-presented two-bedroom mid-terrace home offers a practical layout, generous room sizes, and the added benefit of no onward chain, making it an excellent opportunity for first-time buyers, investors, or those looking for a straightforward move. With easy access to Norwich city centre, a wide range of local amenities, schools, and transport links, the property is well placed for convenient day-to-day living while still enjoying the feel of an established residential setting.

The combination of two reception rooms, two bathrooms across separate floors, and comfortable bedroom space creates a home that is both functional and versatile.

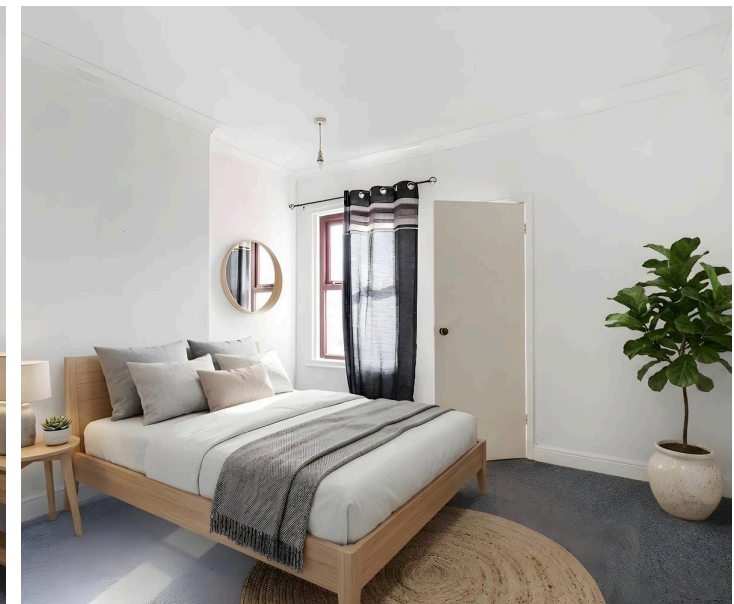
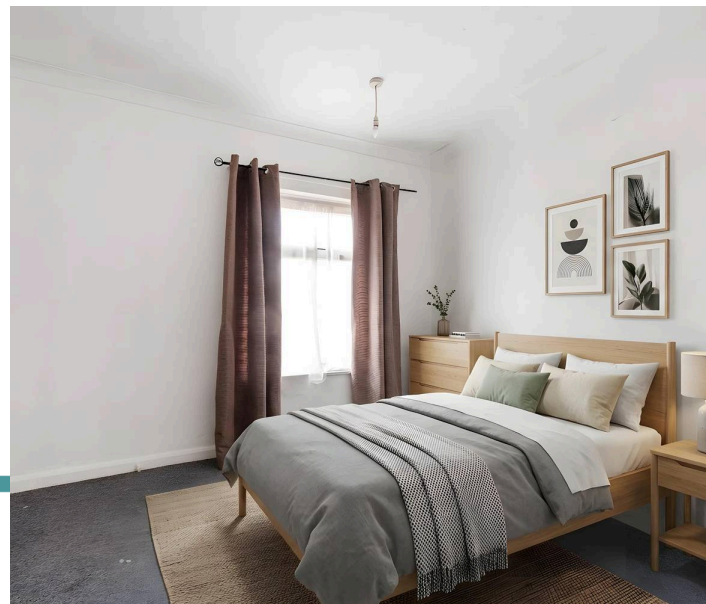


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- No onward chain, ideal for a smooth and straightforward purchase for first-time buyers, investors, or those looking to move quickly
- Well-presented two-bedroom mid-terrace home in the popular NR3 area, offering easy access to Norwich city centre and a wide range of local amenities
- Comfortable sitting room to the front of the property with a separate dining room creating flexible and practical reception space
- Fitted kitchen positioned to the rear with a functional layout, good storage, and access through to the rear lobby
- Ground floor shower room providing added convenience, alongside a separate first-floor family bathroom serving both bedrooms
- Two well-proportioned double bedrooms positioned off the first-floor landing, both offering comfortable accommodation and useful storage options
- On-road non-permit parking available, adding everyday practicality
- Excellent location close to shops, schools, transport links, and local amenities, making it a strong option for both owner occupiers and buy-to-let investors



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Location

Situated to the north of Norwich, Sprowston Road offers a convenient residential setting with excellent access to both the city centre and surrounding local amenities. The area is well served by supermarkets, shops, cafés, and schooling options, along with regular public transport links into Norwich city centre. Nearby Mousehold Heath and Catton Park provide green open spaces for walking and outdoor recreation, adding to the appeal of the location.

Norwich itself offers a wide range of retail, dining, and leisure facilities, along with well-regarded schools, healthcare services, and strong transport connections including rail links to London and access to the Northern Distributor Road for routes across Norfolk.

Sprowston Road

Stepping inside, the front door opens into the sitting room, creating a welcoming first impression and a comfortable main reception space for relaxing. Moving through the property, the separate dining room provides additional flexibility, working equally well for formal dining, entertaining, or even as a secondary lounge depending on individual needs. To the rear, the fitted kitchen offers a practical layout with a range of units, good worktop space, and access through to the rear lobby.



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From here, the ground floor shower room adds further convenience and enhances the overall functionality of the home.

Upstairs, the first-floor landing leads to two well-proportioned double bedrooms, both offering comfortable accommodation and useful storage potential. These are served by the first-floor family bathroom, providing the added advantage of both a ground floor shower room and an upstairs bathroom, which is a particularly useful feature for modern living.

Externally, the property benefits from a rear garden which offers good outdoor potential and the opportunity for a new owner to improve and personalise the space to suit their needs. To the front, on-road non-permit parking adds further day-to-day convenience.

Agents Notes

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



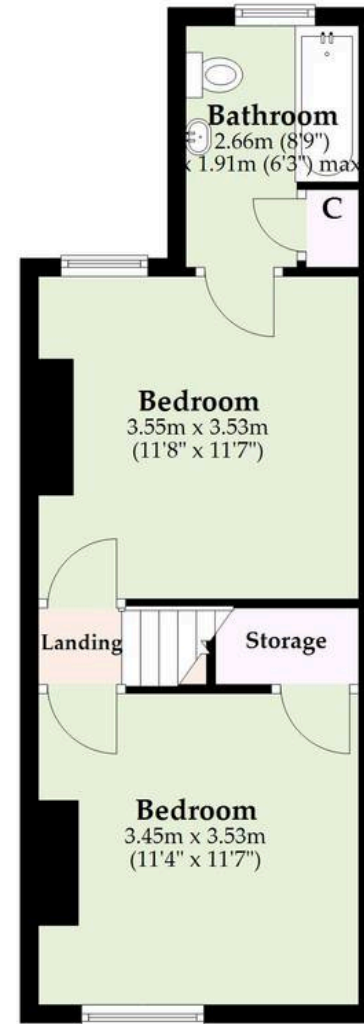
Ground Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



Total area: approx. 70.7 sq. metres (760.9 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 *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
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