



12 Carleton Road, Sprowston

Norwich



Minors & Brady

12 Carleton Road

Sprowston, Norwich

There's an immediate sense of ease as you arrive at this quietly positioned Sprowston bungalow, a home that feels ready to welcome you in while offering the freedom to make it your own. Offered chain free and set on a generous corner plot, it combines well-kept, comfortable living with clear potential to modernise at your pace. Inside, the light-filled living spaces, practical kitchen and utility room, two restful bedrooms and classic bathroom create a simple, well-balanced layout. Outside, the private, low-maintenance garden and rear parking add everyday convenience, making this an appealing choice for anyone seeking a calm, well-located home within easy reach of Norwich.

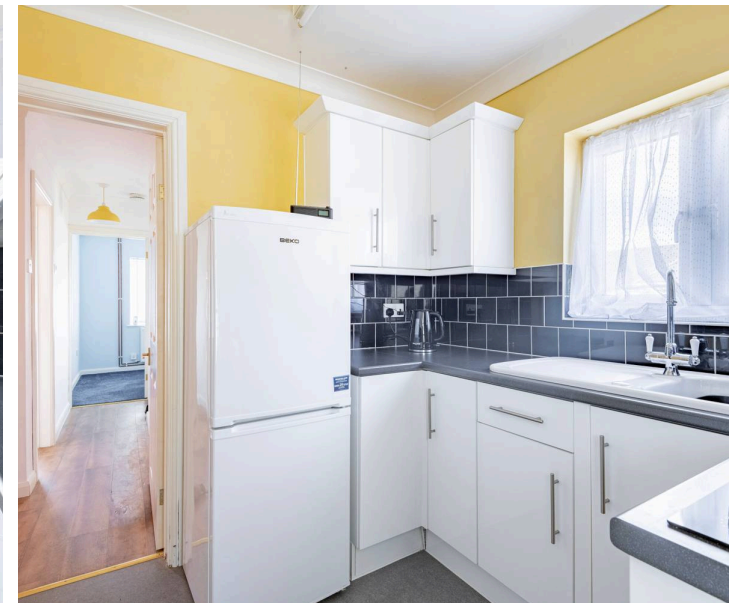
Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



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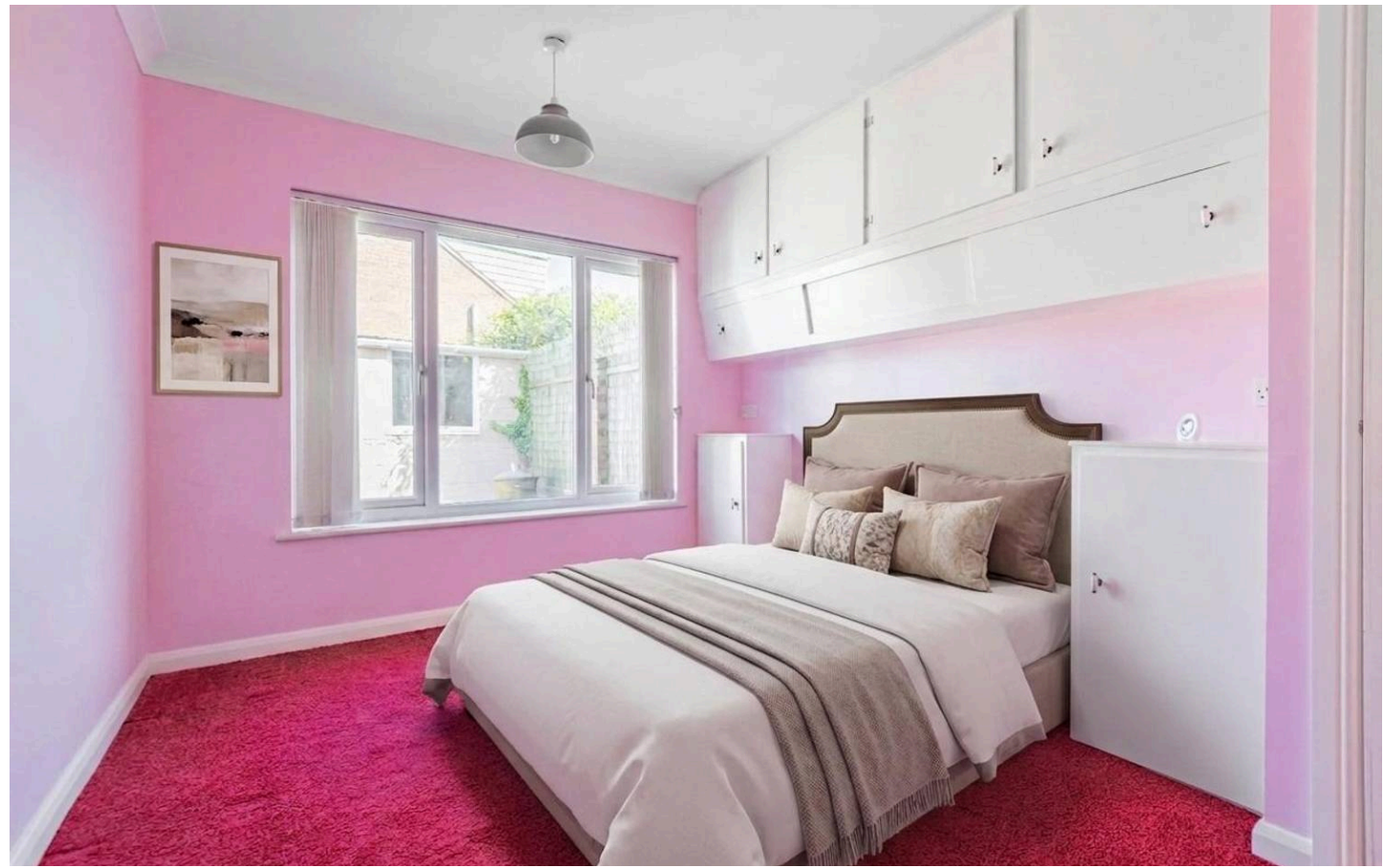
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Sprowston, Norwich

Sprowston

Carleton Road sits in a calm residential pocket of Sprowston, a suburb just northeast of Norwich known for its practical amenities and easy day-to-day living. The street is surrounded by established housing and quiet side roads, giving it a settled, neighbourly feel while still being close to useful local services. Within Sprowston you'll find a mix of independent shops, cafés, takeaways and everyday conveniences, and the area is well served by larger supermarkets such as Tesco Extra and Sainsbury's, both only a short drive away.

Families have several schools within easy reach, including Cecil Gowing Infant School, Falcon Junior School, and Sprowston Community Academy, all forming part of the area's well-regarded education network. Transport links are straightforward, with regular bus routes running into Norwich city centre and quick access to the ring road for commuting around the wider area. The lifestyle here suits anyone who wants a relaxed suburban setting with reliable amenities, green spaces nearby, and simple connections into the city.



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Positioned on a peaceful residential road in the heart of Sprowston, this semi-detached bungalow is offered chain free and presents an appealing opportunity for those seeking a home with both comfort and potential. Set on a generous corner plot, it enjoys a sense of privacy and space while remaining well connected to local amenities and Norwich itself.

A welcoming side entrance hall leads into the home, setting the tone for accommodation that is well presented yet ready to be shaped to your own style. The spacious living room, complete with a feature fireplace, creates an inviting setting for everyday relaxation or hosting friends and family. The kitchen is fitted with modern units and practical appliances, complemented by a separate utility room that keeps household tasks neatly tucked away.

There are two bedrooms, one benefiting from built-in storage, and a bathroom arranged with a classic three-piece suite. Each room offers a calm, comfortable backdrop with scope to personalise as desired.

Outside, the private rear garden is designed for low-maintenance living, predominantly paved to provide a versatile area for outdoor seating or container planting. A useful outbuilding offers additional storage. The front garden has been thoughtfully maintained, and a driveway to the rear provides convenient off-road parking.

This is a home that balances immediate liveability with the freedom to modernise at your own pace, an appealing prospect for first-time buyers, downsizers or anyone looking for a well-located bungalow in a sought-after Norwich suburb.



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Ground Floor

Approx. 57.2 sq. metres (616.0 sq. feet)



Total area: approx. 57.2 sq. metres (616.0 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*.



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Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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