



59 Mallard Way, Sprowston

Norwich



Minors & Brady

# 59 Mallard Way

Sprowston, Norwich

Set within the popular area of Sprowston, this home offers easy access to Norwich and nearby green spaces, making everyday life both practical and well connected. The layout suits modern living, with a natural flow from the kitchen into the bright sitting and dining space, ideal for relaxed mornings or informal meals at home. Patio doors open onto the garden, creating a simple indoor-outdoor feel that works well for quiet evenings or casual entertaining. Upstairs, the bedrooms provide comfortable personal spaces, including a main room with its own en-suite for added privacy. With its low-maintenance design and welcoming feel, the property lends itself to a relaxed routine where home life feels straightforward and enjoyable.

- Located in the popular residential area of Sprowston, just a short distance from Norwich city centre
- Modern three-bedroom terraced home with contemporary kerb appeal
- Bright open-plan sitting and dining room with patio doors to the garden
- Stylish, fully integrated kitchen with sleek finishes and natural light
- Convenient ground floor WC
- Three well-proportioned bedrooms, ideal for families or guests
- Main bedroom featuring a private en-suite shower room
- Modern family bathroom serving the additional bedrooms
- Low-maintenance rear garden with full patio design, ideal for easy upkeep
- One allocated parking space providing off-street convenience



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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 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.



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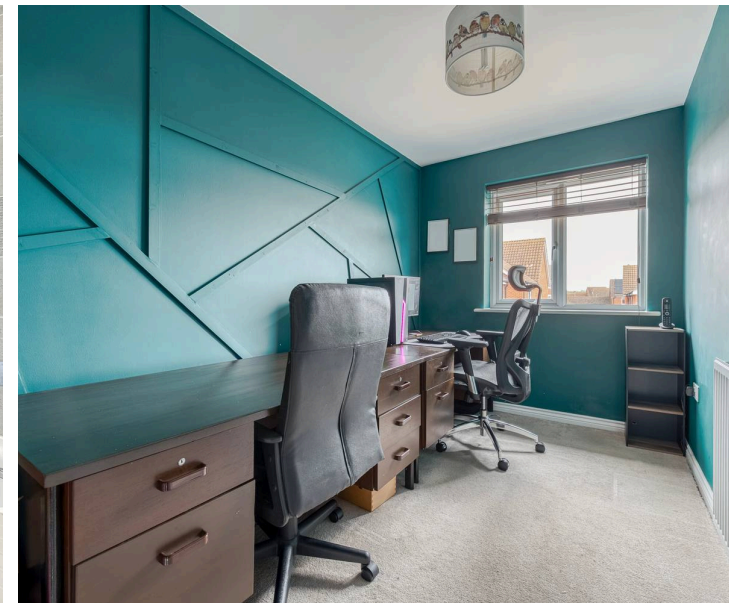
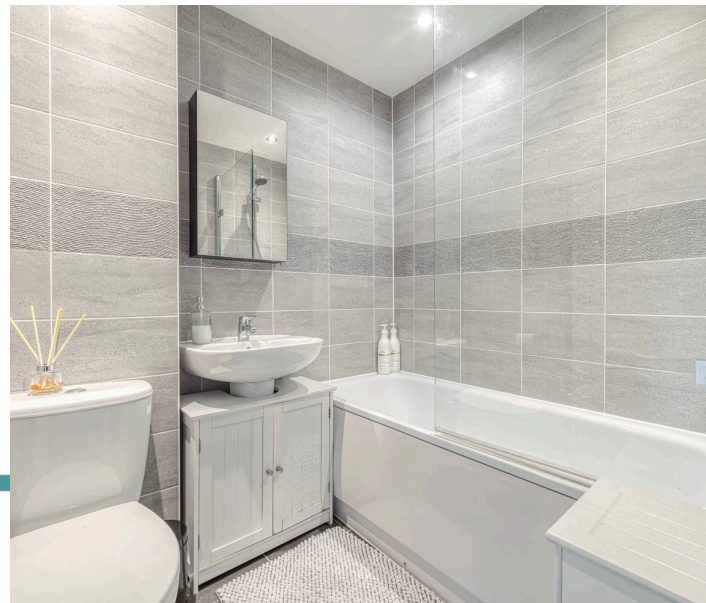
This smartly presented three-bedroom terraced home on Mallard Way in Sprowston offers a stylish and low-maintenance lifestyle, ideal for modern living. The striking exterior combines blue render with classic red brick, complemented by dark-framed windows that give the property a contemporary edge and strong kerb appeal.

Inside, the property is thoughtfully laid out to maximise both space and functionality. The entrance leads into a well-appointed, neutral-toned kitchen featuring fully integrated appliances, sleek chrome fixtures, and dark work surfaces.

A front-facing window allows for plenty of natural light, creating a practical yet inviting cooking space. A convenient ground floor WC adds to the home's practicality.

To the rear, the light and airy sitting and dining room provides an excellent social space, enhanced by hard flooring and generous proportions. Patio doors open directly onto the garden, making it ideal for both everyday living and entertaining, particularly for those who enjoy dining in this versatile space.

Upstairs, the property comprises three bedrooms, including a well-proportioned master bedroom with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, offering comfort for both residents and guests.



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Externally, the property benefits from a fully patioed rear garden, designed for low maintenance and perfect for those seeking an outdoor space without the upkeep. In addition, the home includes one allocated parking space, completing this attractive and practical offering.

### Agents Note

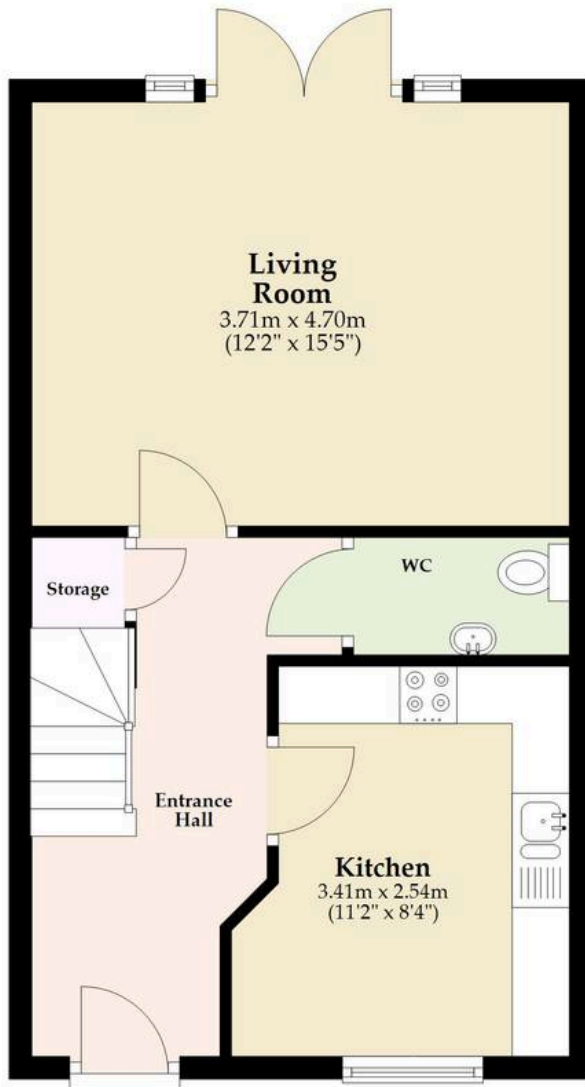
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



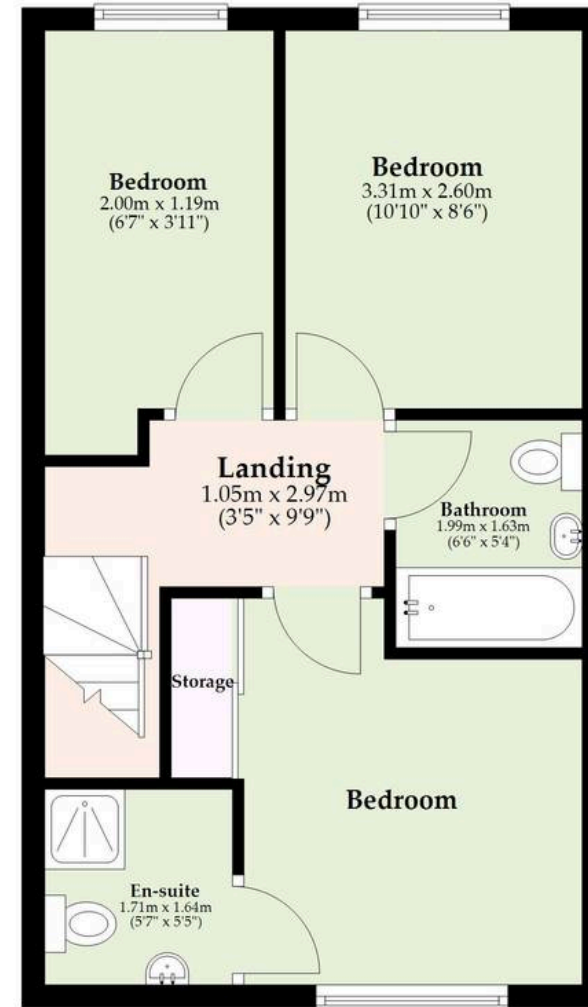
## Ground Floor

Approx. 39.2 sq. metres (422.5 sq. feet)



## First Floor

Approx. 39.2 sq. metres (422.5 sq. feet)



Total area: approx. 78.5 sq. metres (844.9 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*.



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