



33 Mousehold Lane, Norwich

Norwich



Minors & Brady

## 33 Mousehold Lane

Private. Spacious. Inviting. These qualities define this well-set-back three-bedroom detached home, offering an immediate sense of calm and room to breathe. The generous gravel driveway and wide frontage create an impressive approach, while inside, the bright layout includes a double-aspect sitting room and a spacious kitchen diner flowing into the conservatory for relaxed everyday living. Upstairs, three well-proportioned bedrooms provide flexibility for families, guests or home working. The standout feature is the large garden plot—an exceptional outdoor space ideal for dining, play, gardening or future landscaping ideas. With a garage, carport and ample parking, the home blends practicality with superb outdoor appeal. Altogether, it offers comfort, versatility and the chance to shape the space to suit your lifestyle.

- Set well back from the road, offering privacy and a calm approach
- Generous gravel driveway providing ample parking for multiple vehicles
- Bright double-aspect sitting room with excellent natural light
- Spacious kitchen diner ideal for everyday cooking and family meals
- Large conservatory adding valuable extra living and entertaining space
- Three well-proportioned bedrooms offering flexibility for families or home working
- Ground-floor WC, a practical feature for busy households and guests
- Expansive garden plot, perfect for outdoor dining, children's play or future landscaping ideas
- Garage and carport, offering additional parking, storage or workshop potential
- Quiet, convenient Sprowston location close to amenities, schools and transport links





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# 33 Mousehold Lane

## The Location

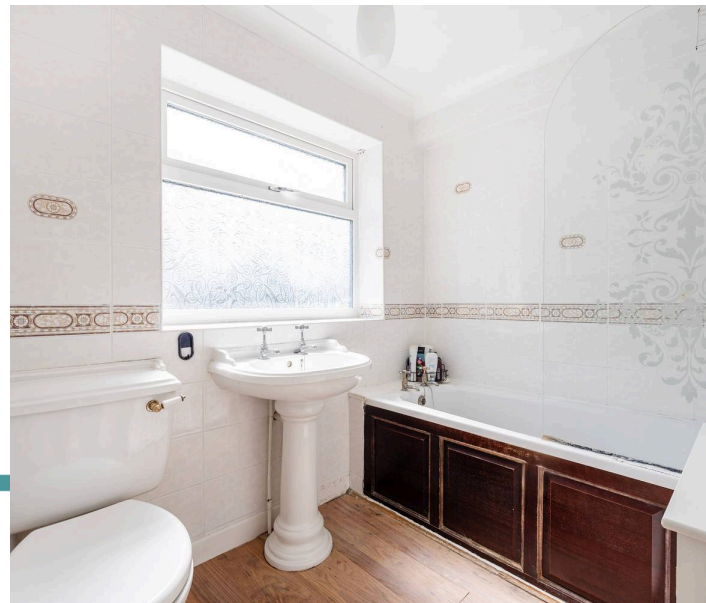
Set on Mousehold Lane, this home enjoys a convenient and well-connected position within the sought-after area of Sprowston, a well-established and practical part of north Norwich. The location offers an excellent balance of local amenities, transport links and green spaces, making it popular with families, professionals and dog owners alike.

Nearby are several supermarkets, including a Tesco Express for everyday essentials and larger stores such as Tesco Extra, Lidl and Aldi. For leisure, Sprowston Recreation Ground and Park provide great outdoor space for walks and sports, while Mousehold Heath is only a short drive away for woodland walks, panoramic views over the city and some of the best dog-walking routes in the area. The surrounding residential streets and green corridors also offer plenty of safe, pleasant places for daily dog walks.

The area is well served by respected local schools, including Sparhawk Infant and Nursery School and Sprowston Academy. Regular bus services run along Wroxham Road, and the nearby Park and Ride offers easy access into Norwich city centre.

Commuters benefit from quick access to the Norwich Northern Distributor Road (NDR), linking efficiently to the A47 and surrounding areas. Salhouse Road Retail Park is also close by, offering larger stores such as Dunelm, Pets at Home and several furniture retailers.

For wider leisure and entertainment options, Riverside provides restaurants, bars, a cinema and convenient access to Norwich Train Station with direct routes to London and beyond.



## 33 Mousehold Lane

### Mousehold Lane, Sprowston

Set well back from the road, this three-bedroom detached home in Sprowston offers an appealing combination of space, practicality and potential. The large gravel driveway immediately sets the tone, providing an impressive approach along with ample parking for multiple vehicles.

Inside, the entrance hall creates a welcoming first impression and leads to a convenient ground-floor WC, a useful feature for busy households and visiting guests.

The kitchen diner sits at the heart of the home, fitted with a range of units and offering plenty of space for appliances, making it a functional and sociable area for everyday cooking and family meals. From here, doors open into a generous conservatory, a standout feature that adds valuable extra living space and offers lovely views across the garden.

The double-aspect sitting room enjoys excellent natural light throughout the day, creating a comfortable and versatile living space.

Upstairs, the property provides three well-proportioned bedrooms and a main family bathroom, giving flexibility for family life, guests or home working. Each room feels ready to enjoy, while still offering the opportunity for the next owner to put their own stamp on the home.



## 33 Mousehold Lane

Externally, the property continues to impress with a large garden plot that provides plenty of space for outdoor dining, children's play or future landscaping ideas. A garage and carport sit to the side, offering further parking, storage or workshop potential.

Overall, the location, generous plot and well-balanced layout make this detached home an attractive option for anyone seeking space, convenience and the chance to personalise a property to suit their own style.

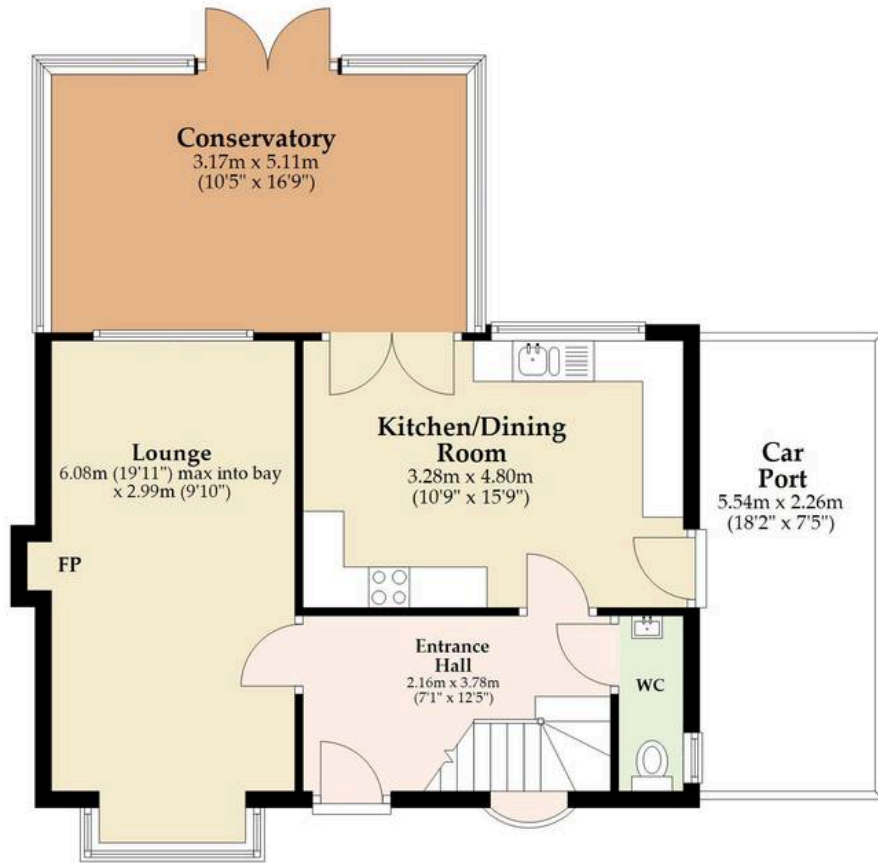
### Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



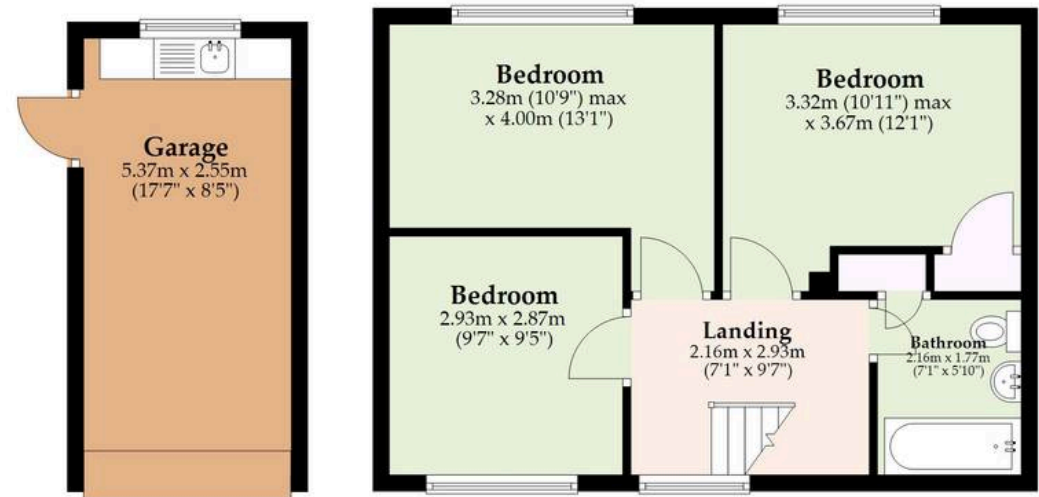
### Ground Floor

Approx. 72.5 sq. metres (780.7 sq. feet)  
(excluding WC, Car Port)



### First Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



Total area: approx. 115.7 sq. metres (1245.0 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.

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