



46 Foxburrow Road, Norwich

Norwich



Minors & Brady

46 Foxburrow Road

This is a three-bedroom semi-detached home in Sprowston that offers a lovely opportunity for buyers looking to improve and personalise a property over time. The home features generous living accommodation, including an open-plan sitting and dining area that benefits from good natural light and a comfortable sense of space. A separate kitchen sits just off the main living area and could be modernised or reconfigured to suit individual tastes. To the rear, there is a large lean-to extension providing useful additional space with flexible potential. Upstairs are three well-proportioned bedrooms along with a family bathroom arranged off a central landing. Outside, the property includes off-road parking, a substantial rear garden, and useful workshop spaces, making it particularly appealing for those wanting room to develop both inside and out.

- Three-bedroom semi-detached home in Sprowston
- A lovely home offering scope to improve and personalise over time
- Spacious open-plan sitting and dining room
- Dual-aspect dining area providing good natural light
- Fitted kitchen with potential for modernisation or redesign
- Large rear lean-to extension offering flexible additional space
- Three well-proportioned bedrooms on the first floor
- Family bathroom with a standard three-piece suite
- Tandem driveway providing off-road parking
- Generous rear garden with two external workshops for storage or hobbies





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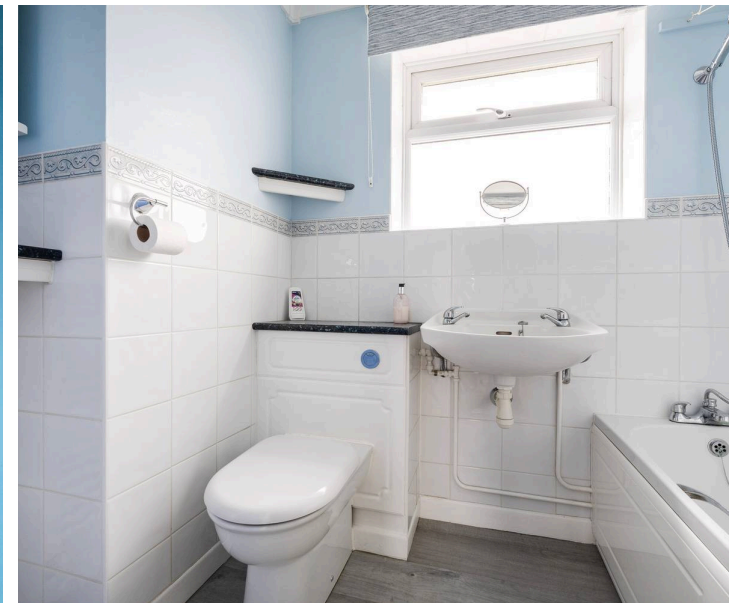
The Location

Sprowston is a well-served and increasingly popular residential area offering a wide range of everyday amenities and lifestyle conveniences. The property is within walking distance of Sparhawk School, making it particularly appealing for families, while a local Tesco provides easy access to daily essentials. For more extensive shopping, residents benefit from nearby larger stores including Tesco Superstore and Lidl, offering a broad selection of groceries and household goods.

The area is well connected by regular bus services, providing straightforward access into Norwich city centre and surrounding areas without the need to drive. Sprowston also offers a number of green spaces and parks, ideal for dog walking, children's play, and outdoor relaxation, contributing to the area's family-friendly feel.

Leisure and lifestyle options are further enhanced by Sprowston Manor, which features a hotel, golf course, spa, and fitness facilities open to members and visitors. A short distance away, White House Farm is a well-known local attraction, home to a farm shop, café, plant centre, and a selection of independent businesses including hair and beauty services, making it a popular spot to visit throughout the year.

For commuters, the Northern Distributor Road (NDR) is easily accessible, providing efficient routes around Norwich and linking quickly to the A47 for travel further afield. In addition to Sparhawk School, there are several other schooling options in and around Sprowston, covering a range of age groups, and Norwich city centre is just a short drive away, offering a comprehensive mix of retail, dining, cultural, and entertainment amenities.



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Foxburrow Road, Sprowston

Foxburrow Road is a three-bedroom semi-detached home located in the sought-after residential area of Sprowston. The property offers a solid footprint and represents a genuine opportunity for buyers looking for a home they can update and personalise over time. It is offered as a property that would benefit from modernisation, but with clear potential to add value through refurbishment and reconfiguration.

The accommodation begins with an entrance area leading into a large open-plan sitting room and dining room, providing a generous living space with good natural flow. The dining area benefits from a dual-aspect layout, allowing in additional light and offering a more open feel than a standard configuration.

The kitchen is fitted and positioned off the main living space, with scope for improvement or redesign depending on future plans.

To the rear, there is a large lean-to extension which provides additional flexible space, suitable for storage, utility use, or potential future adaptation (subject to any necessary consents).

Upstairs, the property offers three bedrooms arranged off a central landing, along with a three-piece bathroom suite. The layout is straightforward and typical of homes of this style, with potential to rework or modernise the internal finish to suit contemporary living standards.



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Externally, the property benefits from a tandem driveway providing off-road parking. To the rear is a notably large garden space, offering plenty of outdoor space for family use.

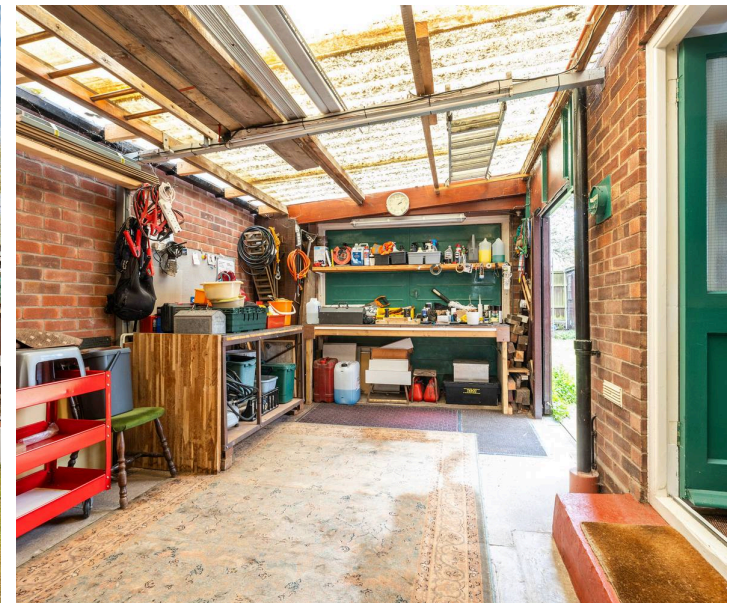
In addition, there is substantial external storage available, including two workshops, which will appeal to buyers needing space for hobbies, tools, or additional working areas.

Overall, this is a property that offers strong fundamentals in terms of space, layout, and plot size, while providing an excellent opportunity for updating and improvement. It sits in a well-regarded area and is ideal for buyers looking to create a personalised home over time.

For buyers looking for a chance to create a personalised home and add value in a good residential location, this represents a realistic and promising opportunity.

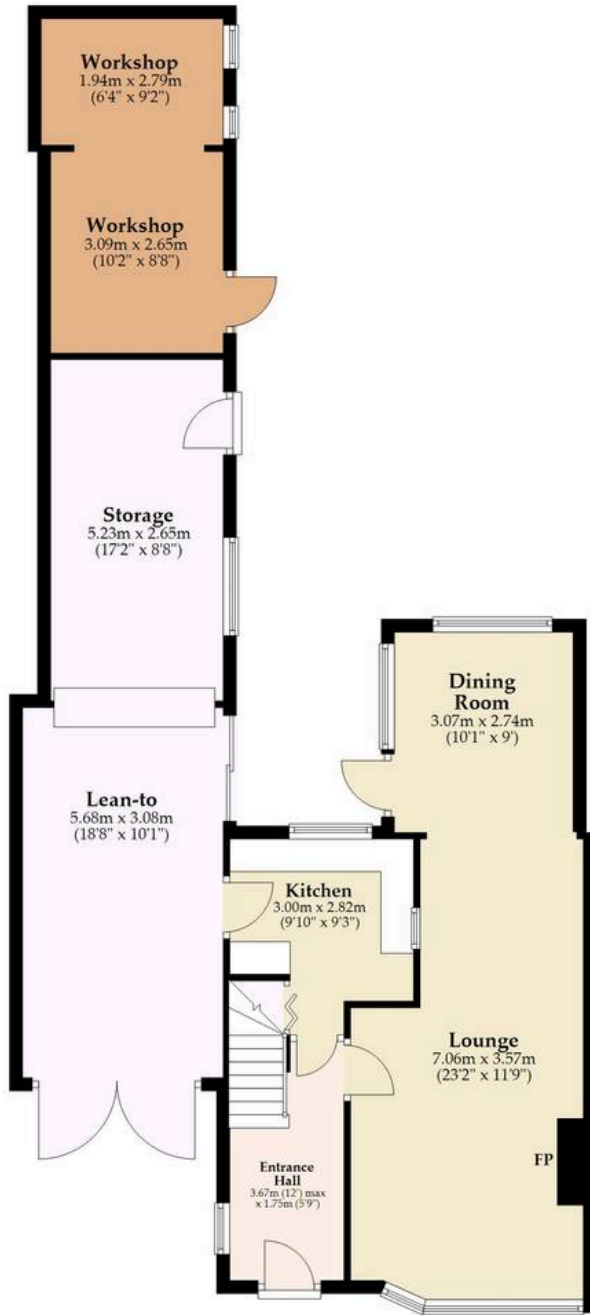
Agents Note

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



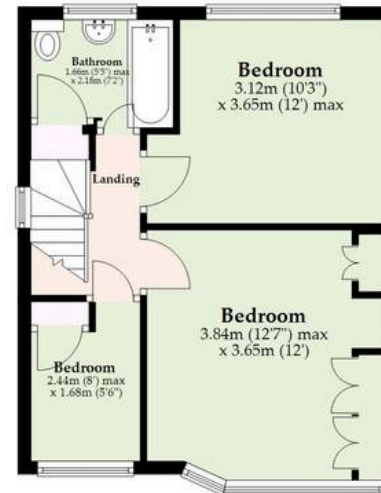
Ground Floor

Approx. 92.3 sq. metres (993.4 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



Total area: approx. 129.8 sq. metres (1397.1 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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Minors & Brady
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