



26 Flycatcher Way, Sprowston

Norwich



Minors & Brady

26 Flycatcher Way

Sprowston, Norwich

This is a home that immediately feels warm and welcoming, with a clear sense of care and personality throughout. Thoughtfully styled, each space has been designed to feel both comfortable and visually appealing. The panelled hallway creates a strong first impression, while the sitting room, with its rich deep blue tones, provides a cosy yet stylish place to relax.

French doors between the main living areas offer flexibility, allowing you to enjoy either open-plan living or more private spaces. The kitchen, dining area and conservatory connect seamlessly, creating a sociable heart of the home that flows out to the garden. Upstairs, the three bedrooms are well presented, with the principal bedroom benefiting from its own en-suite and built-in storage. Outside, generous parking and an enclosed garden complete this well-balanced and inviting home.

- Beautifully presented three-bedroom link-detached home
- Warm, inviting interior with thoughtful styling throughout
- Characterful panelled entrance hallway, with WC and under-stair storage
- Stylish sitting room with rich deep blue tones and front-facing window
- Flexible layout with French doors between living spaces
- Open-plan kitchen, dining area and conservatory flow
- Additional conservatory providing extra living space
- Principal bedroom with en-suite shower room
- Built-in storage to two bedrooms plus additional landing storage
- Generous driveway, garage, car port and enclosed rear garden



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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 area benefits from a variety of schooling options, including Once Upon a Time Nursery, which is set within the grounds of White House Farm, adding to its appeal for families with younger children. A local Tesco provides easy access to daily essentials, while more extensive shopping can be found nearby with 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. White House Farm itself is a well-known local destination, 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. Norwich city centre is just a short drive away, offering a comprehensive mix of retail, dining, cultural, and entertainment amenities.



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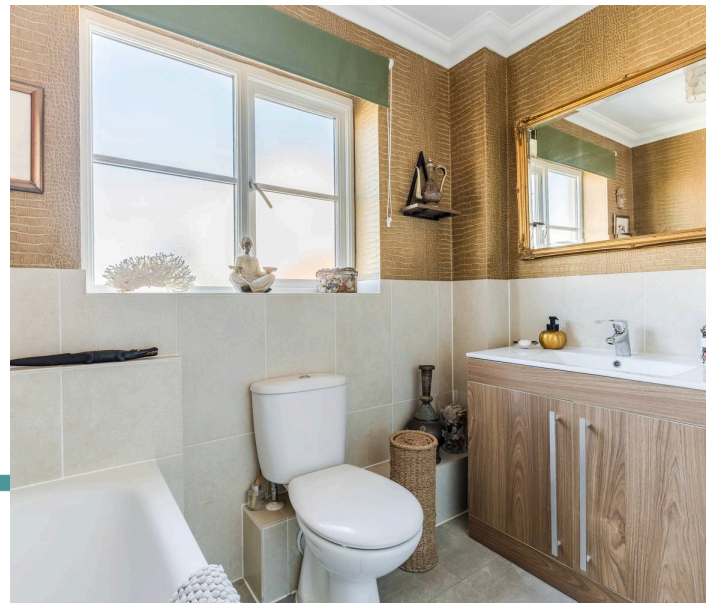
Flycatcher Way, Sprowston

This beautifully presented three-bedroom link-detached home offers a warm and inviting feel throughout, clearly reflecting a property that has been thoughtfully styled and truly made its own.

Every space has been carefully considered, with no corner left untouched, creating a home that feels both personal and well put together from the moment you arrive. The panelled hallway sets the tone on entry, adding character and a sense of quality, while the sitting room stands out with its rich deep blue tones, creating a cosy yet stylish place to unwind.

The layout has been designed with flexibility in mind, featuring French doors between the sitting room and kitchen, allowing you to either create a more open-plan flow or close off the spaces for a quieter, more intimate setting. A convenient ground floor WC and useful storage cupboard further enhance the practicality of the layout.

The kitchen and dining area continues this versatility, with further French doors leading into the conservatory, giving you the option to open everything up for entertaining or enjoy more defined living zones. The conservatory itself provides an additional living space that connects nicely with the garden beyond.



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Upstairs, the property offers three comfortable bedrooms, including a principal bedroom with its own en-suite, along with a family bathroom. Built-in storage can be found in two of the bedrooms, while additional storage is available from the landing. The overall feel continues here, with a consistent level of care and presentation throughout.

Externally, the home benefits from a generous driveway leading to a garage and car port, offering plenty of parking. The rear garden is fully enclosed and combines patio and lawn areas, providing a pleasant outdoor space that's equally suited to relaxing or hosting guests.

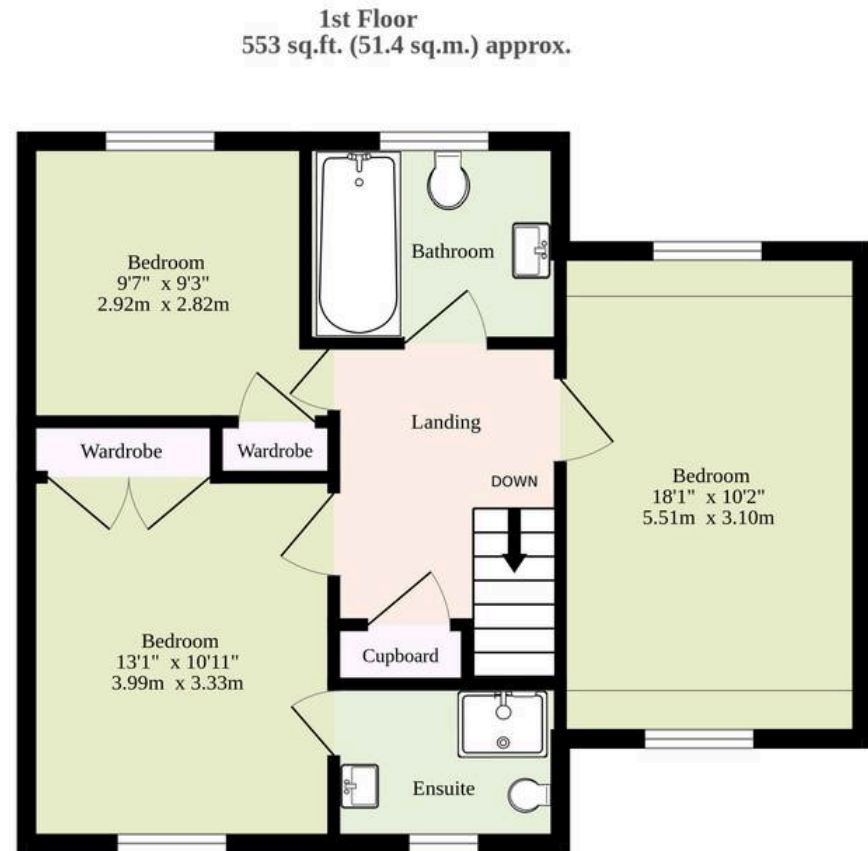
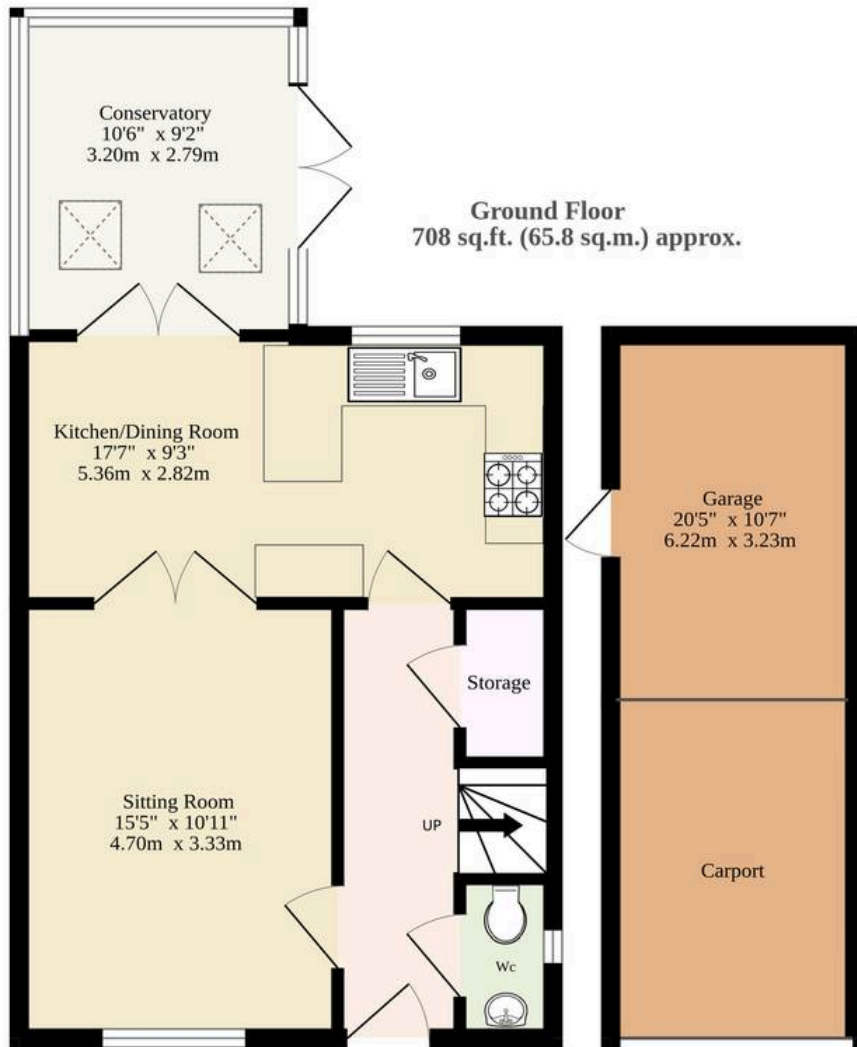
Agents Note

This property will be sold freehold.

Service charge: £90 paid annually.



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Including Garage

TOTAL FLOOR AREA : 1261 sq.ft. (117.2 sq.m.) approx.

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.

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Minors & Brady
Your home, our market



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