



47 Sprowston Road, Norwich
Norwich



Minors & Brady

47 Sprowston Road

A charming Victorian terrace where original character meets bright, comfortable living. Ideally located within easy reach of Norwich city centre, this beautifully presented home offers both convenience and timeless appeal. Inside, high ceilings, decorative coving and original fireplaces are complemented by wooden flooring, creating warm and inviting living spaces. Two well-proportioned reception rooms provide flexibility for both relaxing and dining, leading through to a practical kitchen at the rear. Upstairs, two generous double bedrooms maintain the sense of light and space, served by a well-sized family bathroom. Outside, a private courtyard garden and useful storage complete a home perfectly suited to those seeking character, comfort and city accessibility.

- Characterful over-the-passage Victorian terrace
- Two generous double bedrooms with original fireplaces
- High ceilings, decorative coving and period detailing throughout
- Attractive wooden flooring to principal living areas
- Two bright and versatile reception rooms
- Well-appointed kitchen with access to the rear garden
- Spacious family bathroom with natural light
- Private, low-maintenance courtyard garden
- Brick-built shed providing useful external storage
- Convenient location close to Norwich city centre and local amenities





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47 Sprowston Road

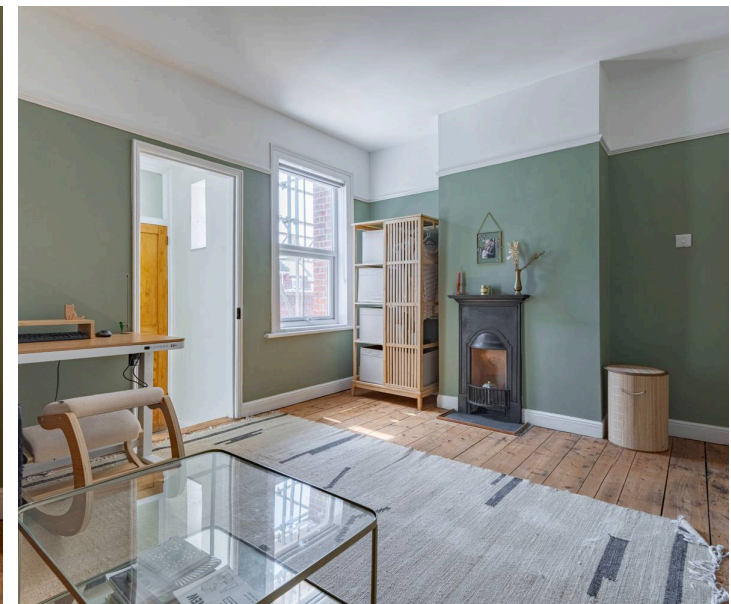
The Location

Situated to the north of Norwich, Sprowston Road offers a convenient and well-established residential setting, ideally positioned for easy access to both the city centre and a wide range of everyday amenities. The area benefits from a strong local infrastructure, with supermarkets, independent shops, cafés and other essential services all within easy reach, making it highly practical for day-to-day living.

Families are particularly well catered for, with a selection of well-regarded primary and secondary schools nearby, while regular public transport services run along Sprowston Road, providing straightforward and reliable connections into Norwich city centre and surrounding areas.

For those who enjoy outdoor space, Mousehold Heath is just a short distance away, offering extensive walking trails, panoramic views across the city and a natural escape from urban life. Catton Park also lies nearby, providing beautifully maintained parkland ideal for leisure, exercise and family activities.

Norwich itself is a vibrant and historic city, offering an excellent blend of retail, dining and cultural attractions, alongside well-regarded schools, healthcare facilities and a busy calendar of events. The city also benefits from strong transport links, including direct rail services to London Liverpool Street, as well as easy access to the Northern Distributor Road, which connects to major routes across Norfolk.



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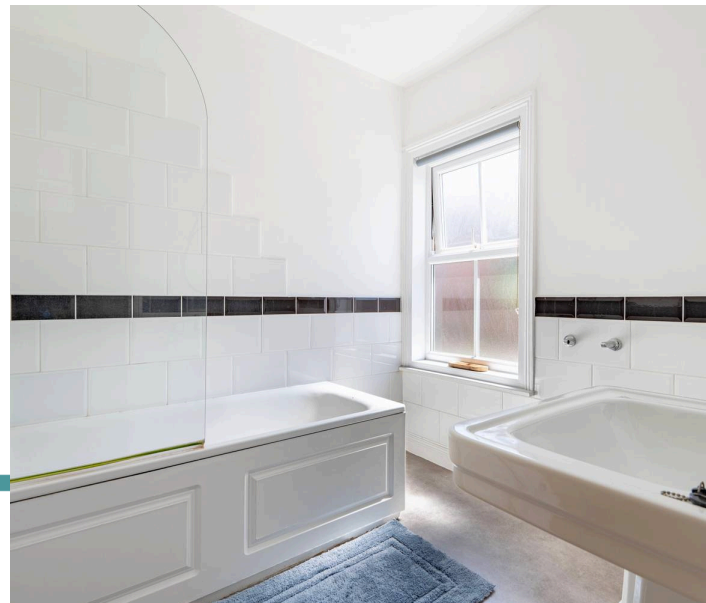
Sprowston Road, Norwich

This beautifully presented over-the-passage Victorian terrace offers generous proportions, characterful detailing and a welcoming feel throughout. Positioned within easy reach of Norwich city centre, the property combines period charm with practical modern living.

The ground floor is entered via a composite front door into a bright and inviting sitting room, enhanced by high ceilings, decorative coving and an original fireplace with tiled inset and wooden surround. A large front window allows natural light to fill the space, while traditional features such as picture rails and a ceiling rose add to the home's overall character, complemented by attractive wooden flooring.

To the rear, the dining room continues the period charm, featuring its own original fireplace, high ceilings and decorative detailing. This versatile space benefits from under-stairs storage and flows naturally through to the kitchen, creating a sociable layout suited to both everyday living and entertaining.

The kitchen is fitted with a range of wall and base units, alongside work surfaces and tiled splashbacks. It includes an integrated oven with gas hob, space for appliances and direct access out to the garden, making it both functional and convenient.



47 Sprowston Road

Upstairs, the property offers two generous double bedrooms, both enjoying high ceilings, feature fireplaces and built-in storage, creating light and airy spaces full of character. The principal bedroom is particularly spacious, with dual windows to the front aspect.

The family bathroom is well-sized and fitted with a bath and shower over, WC and basin, along with useful storage and natural light from multiple windows.

Externally, the property benefits from a private rear courtyard garden, providing a low-maintenance space ideal for relaxing or entertaining. A brick-built shed offers additional practical storage.

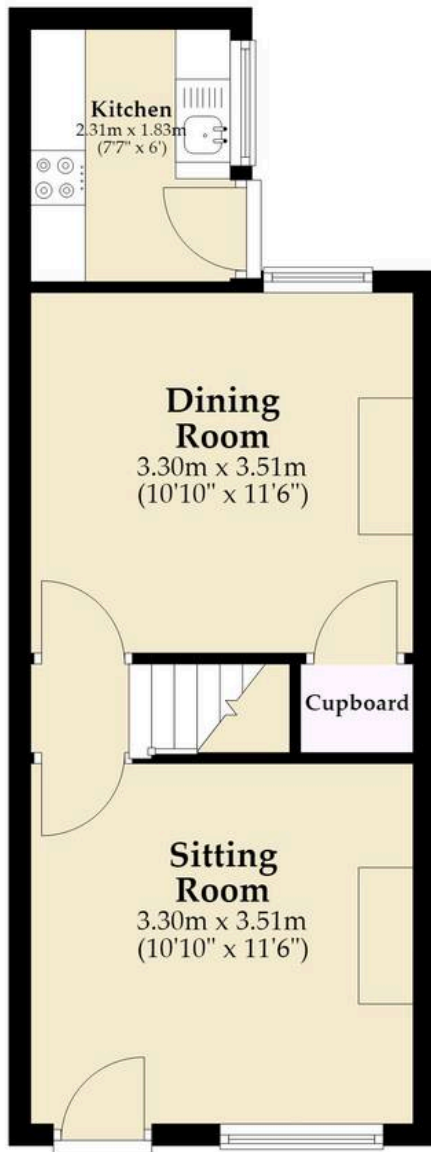
Agents Note

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



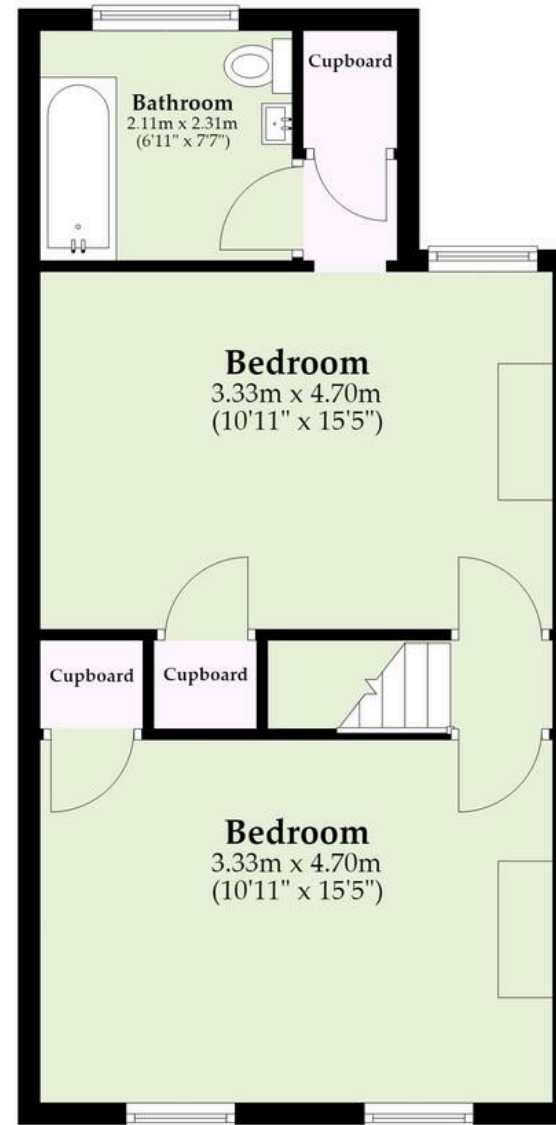
Ground Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.5 sq. feet)



Total area: approx. 74.4 sq. metres (800.3 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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