



20 Bolton Road, Sprowston

Norwich



Minors & Brady

20 Bolton Road

Sprowston, Norwich

Offered under a Discounted Market Sale scheme, this modern mid-terraced home presents an excellent opportunity for eligible buyers to step onto the property ladder. The property offers well-planned accommodation throughout, designed for comfortable and practical everyday living. A bright lounge provides a welcoming space to relax, while the kitchen/dining room to the rear creates an ideal setting for both dining and entertaining with access to the garden. Upstairs, there are two generously sized double bedrooms, along with a family bathroom. Additional benefits include a ground floor cloakroom and useful built-in storage. Externally, the property is complemented by an enclosed rear garden and allocated parking, making it a well-rounded and appealing home.

- Offered under a Discounted Market Sale scheme (eligibility criteria applies)
- Stylish, modern interior throughout with a clean and contemporary finish
- Bright sitting room featuring a striking deep blue feature wall
- Neutral kitchen with ample storage and space for freestanding appliances
- Spacious kitchen/dining area with direct access to the rear garden
- Two well-proportioned double bedrooms, both benefiting from fitted storage
- Modern family bathroom with a fresh, practical layout
- Convenient ground floor cloakroom
- Enclosed rear garden with both lawn and patio space for outdoor living
- Two allocated parking spaces providing ease and convenience





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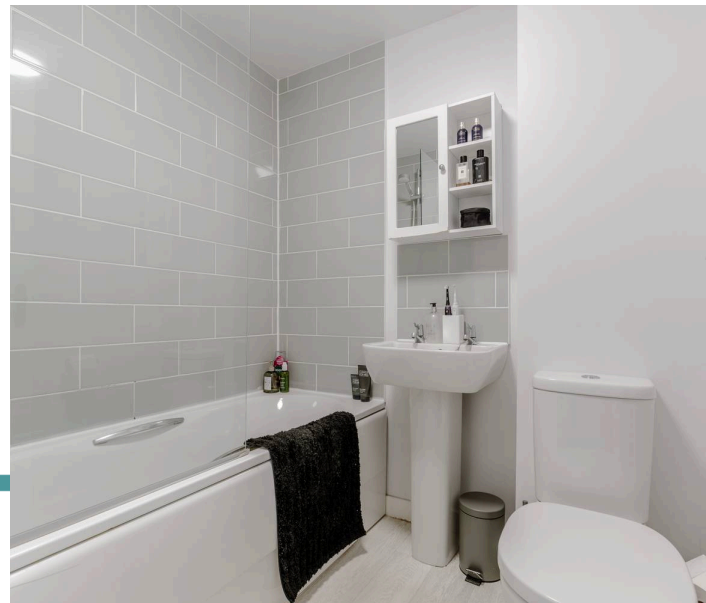
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The Location

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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Bolton Road, Sprowston

This modern mid-terraced home offers well-balanced accommodation and is available as an attractive discounted market sale, subject to eligibility criteria. Ideal for first-time buyers, the property combines practicality with comfort, presenting a great opportunity to step onto the property ladder in a well-designed home.

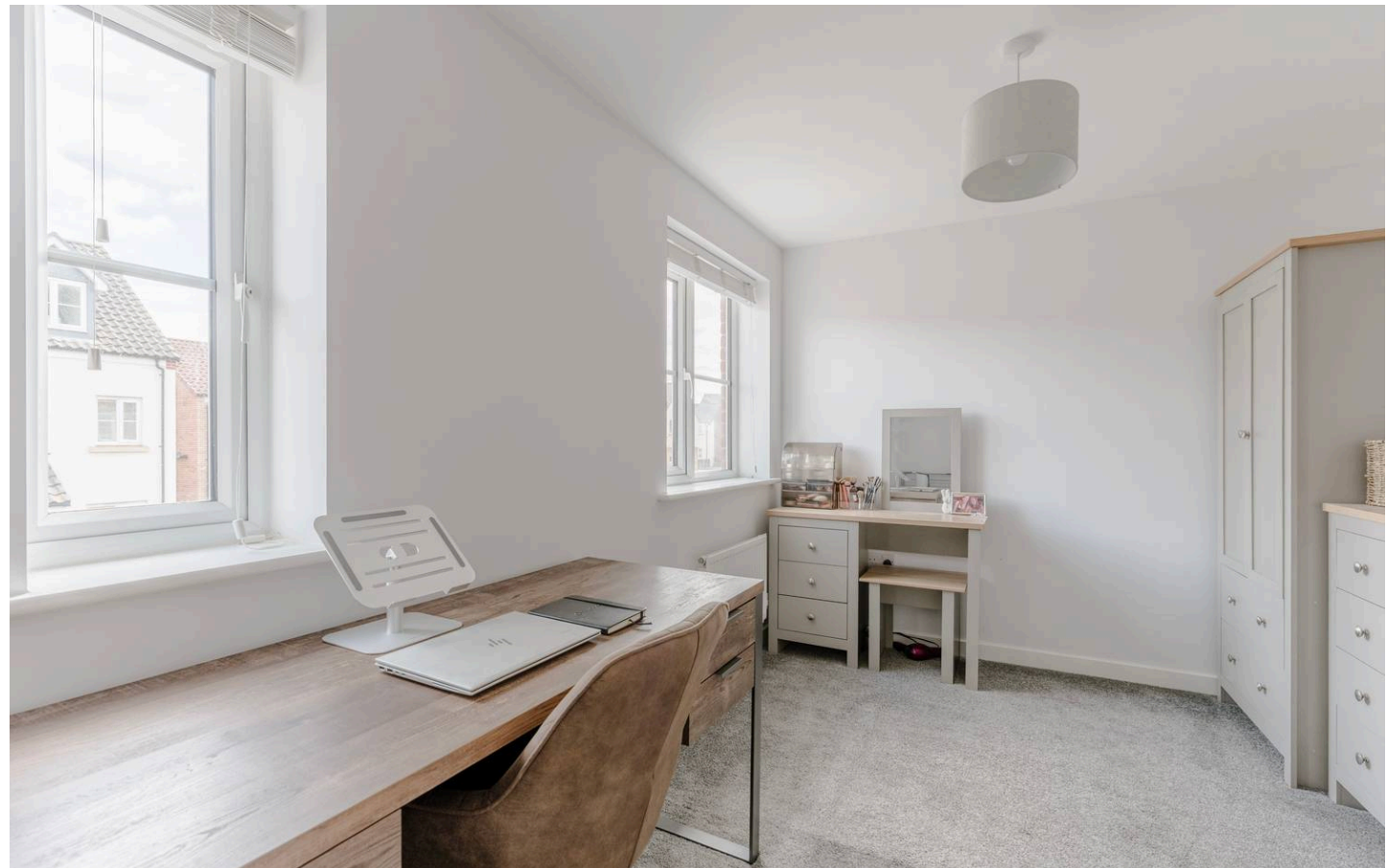
The ground floor features a welcoming entrance hall leading through to a bright and spacious lounge, providing a comfortable setting for everyday living. To the rear, the kitchen/dining room offers a sociable space with a good range of storage and work surfaces, along with room for essential appliances and direct access to the garden, perfect for both dining and entertaining.

A convenient cloakroom completes the ground floor accommodation.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, each offering ample space for furnishings. A family bathroom serves both rooms and is fitted with a modern suite, ensuring practicality for daily living.

Externally, the home benefits from an enclosed rear garden, mainly laid to lawn with a patio area, providing a pleasant outdoor space to enjoy. To the front, there are two allocated parking spaces, adding to the overall convenience of the property.

Overall, this is a fantastic opportunity to acquire a well-presented home with generous proportions, off-road parking, and outdoor space, all within a scheme designed to support affordable home ownership.



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Agents Note

This property is offered for sale under a Discounted Market Sale (DMS) scheme at 80% of the full Open Market Value (OMV). The reduced purchase price reflects a permanent discount, which is secured via a restriction on the Land Registry title, ensuring the property remains an affordable home in perpetuity and is subject to specific terms and conditions set by the scheme provider.

Purchasers must meet the scheme's eligibility criteria, which include a requirement for a local connection to the Broadland district, alongside other conditions that may apply, such as income thresholds and/or first-time buyer status. Prospective applicants will be required to formally demonstrate that they satisfy all relevant eligibility requirements and provide appropriate supporting documentation.

Broadland District Council approval is required for any potential purchaser before a sale can proceed.

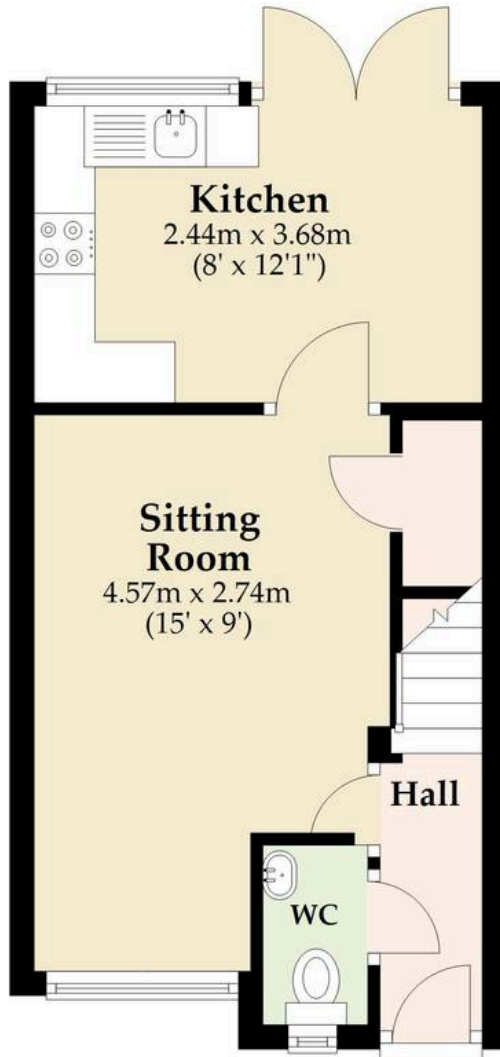
For full details regarding eligibility, restrictions, application procedures, and verification requirements, please contact our Wroxham branch. All information should be confirmed with the selling agent prior to making any commitment.

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



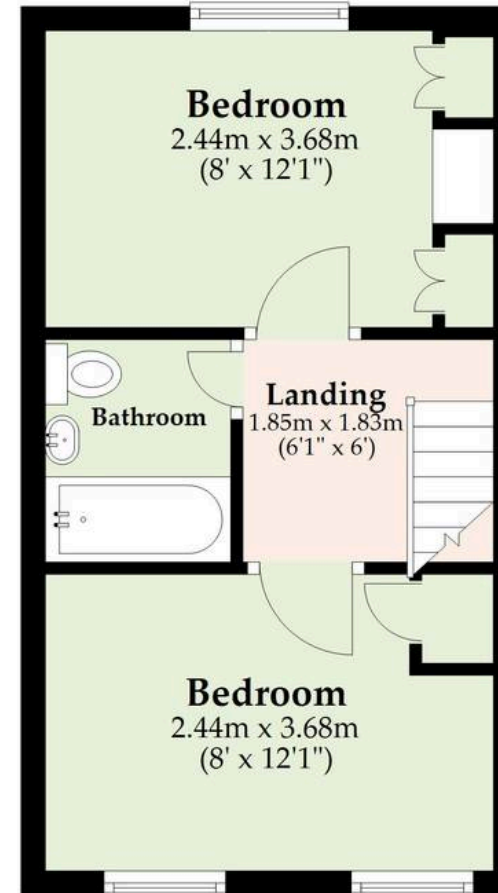
Ground Floor

Approx. 26.3 sq. metres (283.6 sq. feet)



First Floor

Approx. 25.1 sq. metres (269.7 sq. feet)



Total area: approx. 51.4 sq. metres (553.3 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.

Dreaming of this home? Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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