



14 Moorhen Close, Sprowston

Norwich



Minors & Brady

# 14 Moorhen Close

Sprowston, Norwich

A standout modern home, beautifully presented and ready to move straight into. Built in 2015 and set in a quiet position, this stylish three-bedroom detached property offers the perfect blend of comfort and contemporary design. The bright dual-aspect lounge and spacious kitchen diner create a natural flow, ideal for both everyday living and entertaining. Upstairs, three well-proportioned bedrooms provide flexibility, with the main bedroom enjoying its own en suite. Outside, a private garden, driveway and garage add to the practicality of the home. A fantastic opportunity to secure a well-finished property in a popular and well-connected location.

- Modern three-bedroom detached home built by Taylor Wimpey in 2015
- Beautifully presented throughout with a stylish, contemporary finish
- Bright dual-aspect lounge with French doors opening onto the garden
- Spacious kitchen diner with upgraded worktops and breakfast bar
- Principal bedroom with built-in wardrobes and en suite shower room
- Two further well-proportioned bedrooms offering flexible living
- Modern family bathroom and ground floor cloakroom
- Private rear garden with lawn, patio and decking areas
- Driveway and garage providing ample off-road parking
- Quiet and well-connected location close to amenities and transport links



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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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## Moorhen Close, Sprowston

This beautifully presented three-bedroom detached home, built by Taylor Wimpey in 2015, offers modern living in a quiet and well-regarded position. Finished to a high standard throughout, the property provides a bright, welcoming atmosphere, making it an ideal choice for families or those seeking a comfortable and contemporary home.

Upon entering, a spacious hallway sets the tone, leading through to the main living areas and offering access to a convenient ground floor cloakroom. The lounge is particularly impressive, benefitting from a dual-aspect layout that allows natural light to flow in throughout the day. French doors open directly onto the rear garden, creating an effortless connection between indoor and outdoor living, perfect for both relaxing evenings and entertaining guests.

The kitchen diner has been thoughtfully designed to provide both style and functionality. Fitted with a modern range of units and complemented by upgraded work surfaces, the space offers ample storage and preparation areas. A breakfast bar adds a sociable element, while there is plenty of room for a dining table, making it a true hub of the home for everyday living.



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Upstairs, three well-proportioned bedrooms provide comfortable accommodation. The principal bedroom benefits from built-in wardrobes and its own en suite shower room, offering a private and practical retreat. The remaining bedrooms are served by a modern family bathroom, finished in a clean and contemporary style.

Externally, the property continues to impress. To the front, a low-maintenance garden enhances the kerb appeal, while a driveway to the side provides off-road parking and leads to a garage. The enclosed rear garden has been designed for ease of upkeep and enjoyment, featuring a lawned area alongside patio and decking spaces, ideal for outdoor dining or simply unwinding in a private setting.

With gas central heating, double glazing throughout, and a peaceful yet well-connected location, this home combines modern comfort with everyday convenience, offering a fantastic opportunity for a wide range of buyers.

## Agents Note

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

Maintenance: £100 paid annually.



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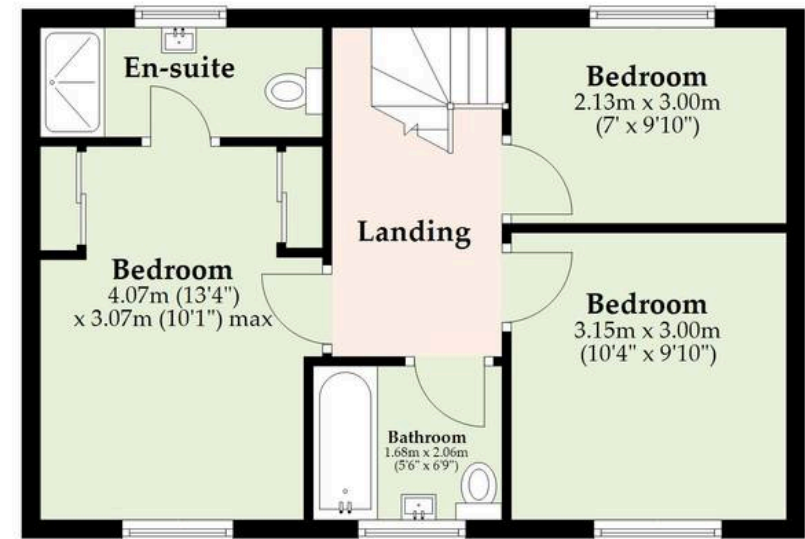
## Ground Floor

Approx. 59.2 sq. metres (637.7 sq. feet)



## First Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



Total area: approx. 102.7 sq. metres (1105.9 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*.



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Minors & Brady  
*Your home, our market*



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