



126 Wroxham Road, Norwich

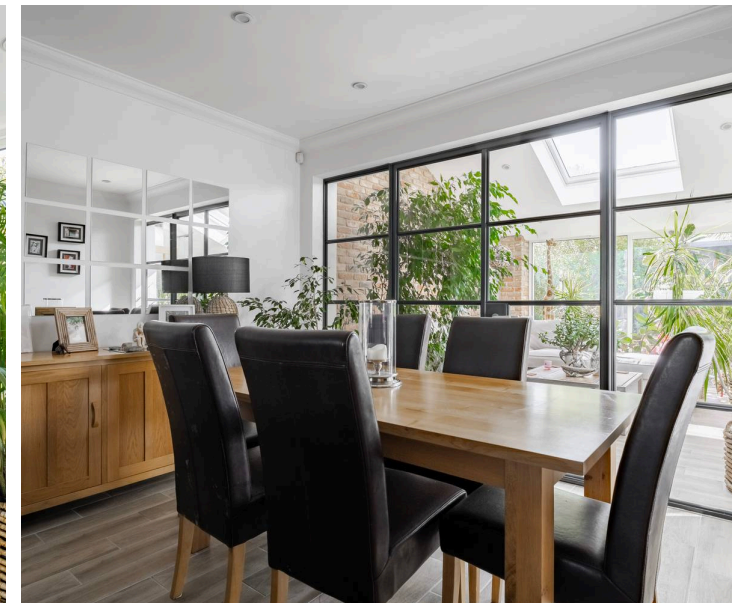
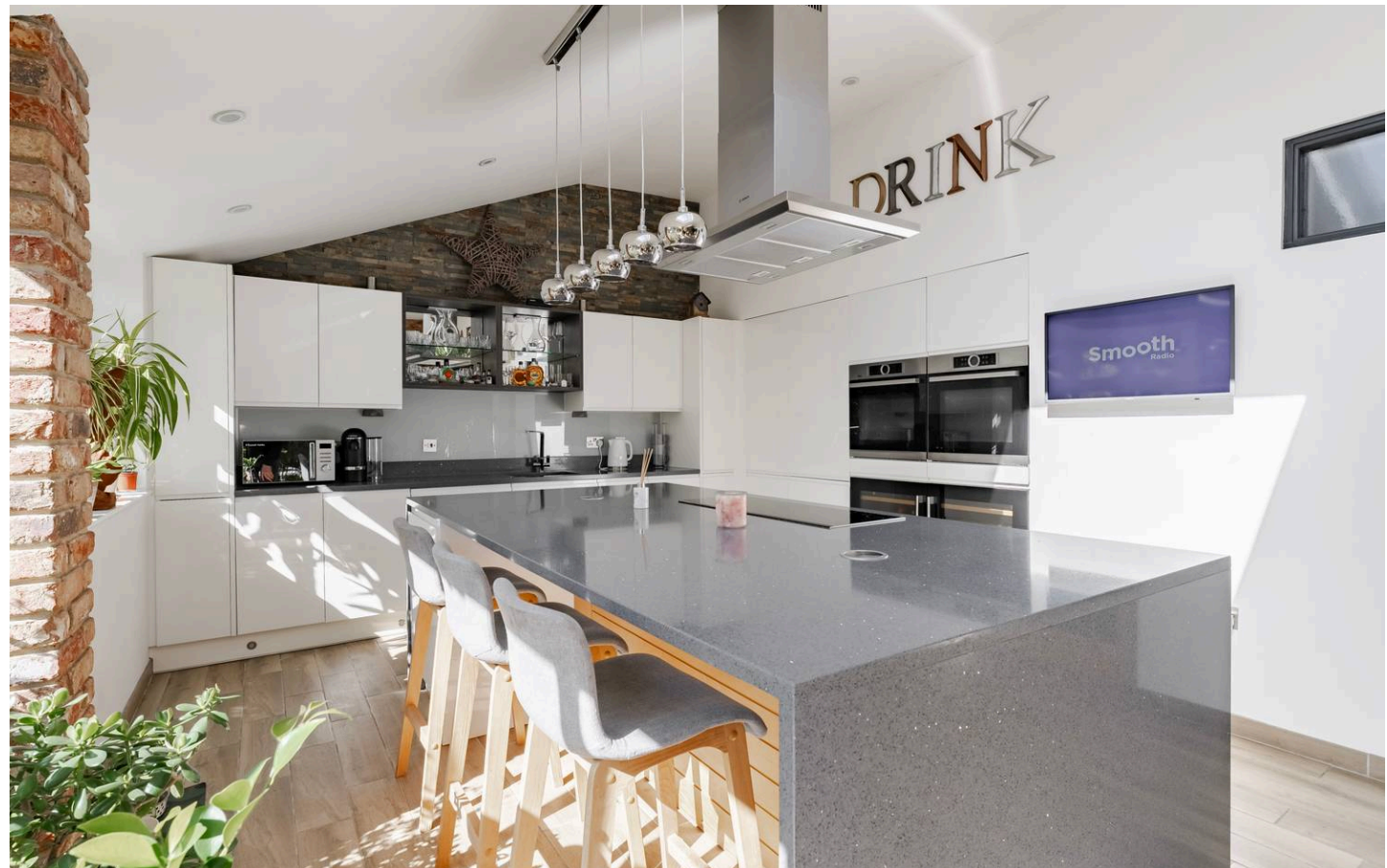
Norwich



Minors & Brady

A hidden gem set back from the road, this beautifully renovated family home in Sprowston delivers style, space and privacy in equal measure. Approached via a smart brickweave driveway, the property opens into an impressive interior featuring underfloor heating throughout the ground floor and a welcoming flow from the sitting room with log burner through to the dining area. At the heart of the home lies the expansive kitchen and family room, defined by high ceilings, brick accents, Velux windows and a striking central island, all designed for sociable everyday living. Two sets of sliding doors draw you out into the private garden, creating a seamless indoor-outdoor connection. Upstairs offers four generous bedrooms, including a principal suite with ensuite shower room, alongside a stylish four-piece family bathroom. Completed by a landscaped garden, tranquil water features and a tucked-away garden room, this is a high-quality family home offering both comfort and a true sense of retreat.

- Discreetly set back from the road, offering a real sense of privacy in a sought-after Sprowston location
- Striking brickweave driveway providing excellent off-road parking and access to the integral garage
- Luxurious underfloor heating across the ground floor for year-round comfort
- Critall-style French doors creating a seamless link between dining, kitchen and family areas
- Show-stopping kitchen and family room with high ceilings, brick detailing and Velux windows
- Impressive central island with induction hob, integrated appliances and sleek gloss cabinetry with plinth lighting
- Four generously sized bedrooms, including a principal suite with modern ensuite, plus a four-piece family bathroom
- Stunning private garden with brickweave patio, elevated lawn, water features and a secluded garden room retreat



M&B



M&B

126 Wroxham Road

Norwich, Norwich

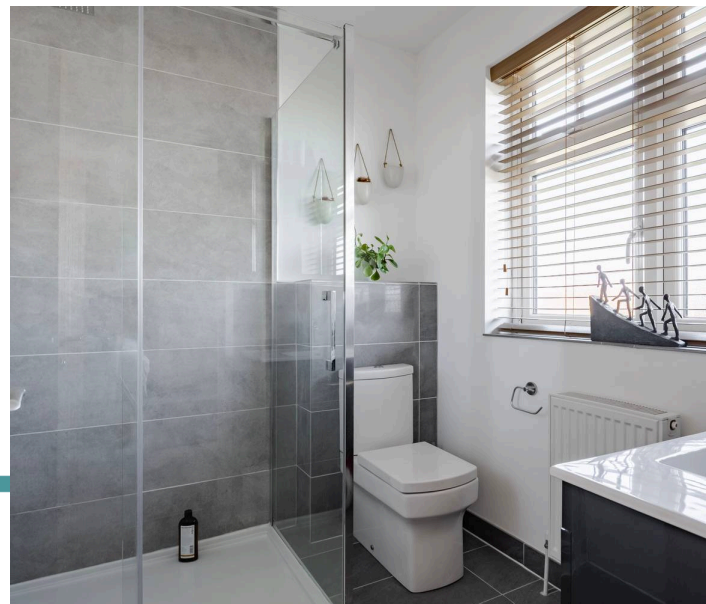
The Location

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.



126 Wroxham Road

Wroxham Road, Sprowston

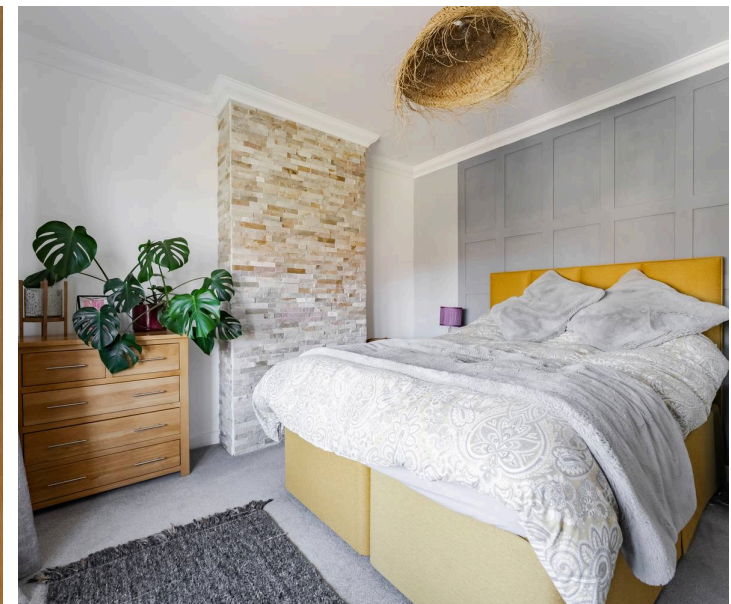
Set well back from the road, this family home immediately impresses with its sense of privacy and quality. Approached via an attractive brickweave driveway, the property offers ample off-road parking and access to an integral garage, complemented by useful storage and a dedicated utility room.

A welcoming porch leads through to the main entrance hall, setting the tone for the beautifully renovated and thoughtfully designed accommodation that unfolds throughout the house.

The ground floor has been designed with modern family living firmly in mind and benefits from underfloor heating throughout. The elegant sitting room enjoys a warm and inviting atmosphere, centred around a contemporary log burner. From here, the space flows seamlessly into the dining area, creating a sociable layout ideal for both everyday living. Critall-style French doors open from the dining space into the stunning kitchen and family room beyond, allowing the home to adapt effortlessly depending on the occasion and keeping gatherings connected before retiring to dine more formally.

The kitchen and family room is undoubtedly the heart of the home. A truly generous space, enhanced by high ceilings, brick accent details and Velux windows that flood the room with natural light. A large central island sits at the centre, incorporating an induction hob and providing a natural hub for seating and informal dining.

Streamlined gloss cabinetry, plinth lighting and a range of built-in appliances reinforce the high-quality finish and contemporary feel.



126 Wroxham Road

Further seating areas ensure the room remains relaxed and social, while two sets of sliding doors create a superb connection to the garden, blurring the boundaries between inside and out.

Upstairs, the accommodation continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from a stylish ensuite shower room, while the remaining bedrooms are served by a beautifully appointed four-piece family bathroom.

Both bath and shower facilities provide flexibility for busy family life, all finished to a high standard in keeping with the rest of the home.

Externally, the property offers a private oasis rarely found. The landscaped garden features a brickweave patio area ideal for outdoor entertaining, leading to an elevated lawn framed by established plantings that provide colour, structure and privacy. Thoughtful additions such as water features enhance the tranquil atmosphere, while a garden room outbuilding is tucked away, offering a versatile space for work, hobbies or quiet retreat.

The garden has been designed to be enjoyed throughout the seasons, complementing the quality of the interior renovation.

Fully renovated and tastefully decorated throughout, this exceptional home combines style, comfort and practicality in a sought-after Sprowston location. With its private setting, generous living spaces and high-quality finishes, it presents a rare opportunity to secure a family home that is both elegant and highly functional.

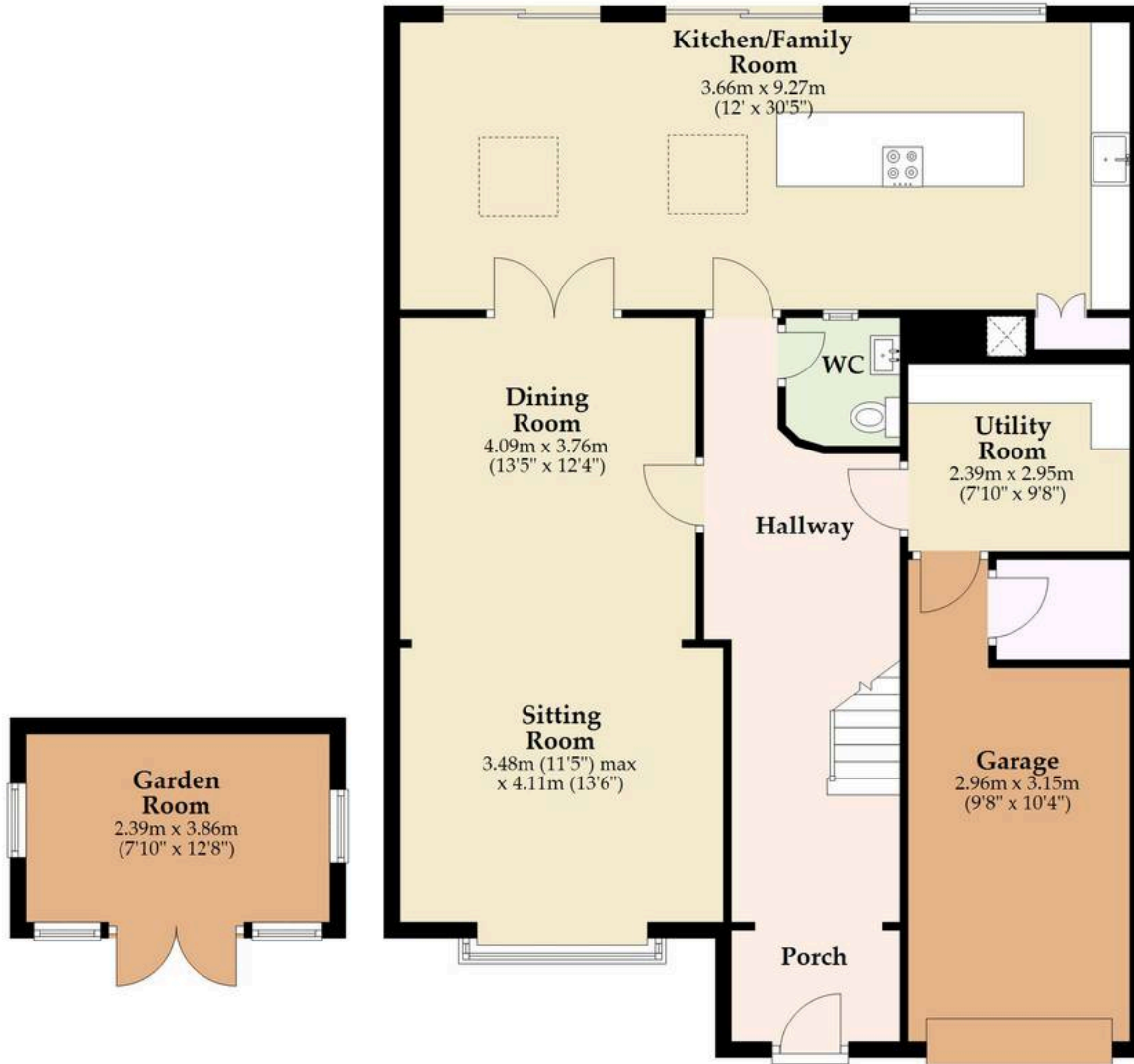
Agents Note

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



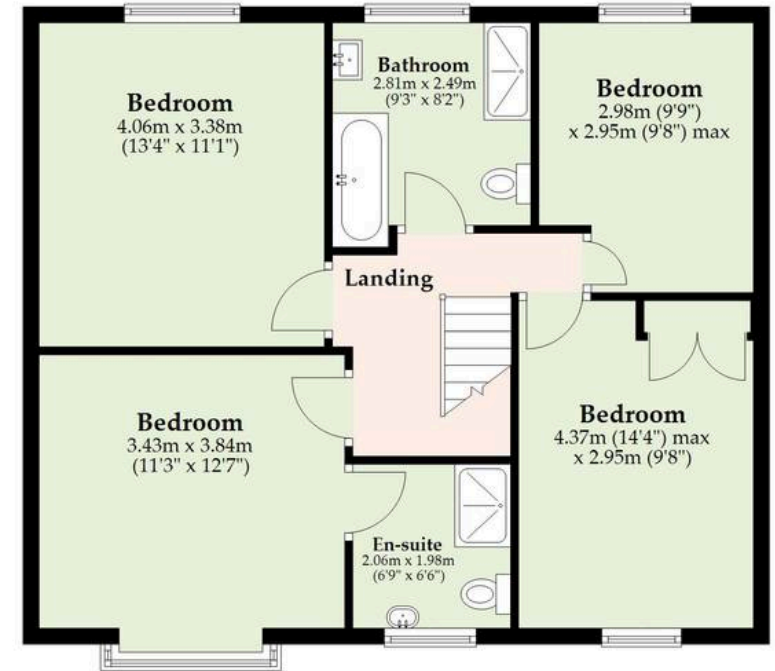
Ground Floor

Approx. 124.2 sq. metres (1337.4 sq. feet)



First Floor

Approx. 62.9 sq. metres (677.3 sq. feet)
(excluding En-suite)



Total area: approx. 187.2 sq. metres (2014.7 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



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk