



41 Coot Drive, Sprowston

Norwich



Minors & Brady

41 Coot Drive

Sprowston, Norwich

A well-located three-bedroom home offering practical living in a convenient Norwich setting. This modern property features a neutral interior throughout, making it easy to adapt to individual tastes. The ground floor includes a well-equipped kitchen and a spacious sitting/dining room with direct access to the rear garden. Upstairs, there are three bedrooms, two of which benefit from built-in storage, along with a family bathroom. Outside, the property offers both front and rear gardens, providing manageable outdoor space for everyday use. A separate garage and allocated parking complete this appealing home, ideal for a range of buyers.

- Three-bedroom family home in a convenient east Norwich location
- Excellent access to the Northern Distributor Road and local amenities
- Spacious sitting/dining room with direct access to the rear garden
- Modern fitted kitchen with space for a range of appliances
- Ground floor cloakroom for added convenience
- Two double bedrooms with built-in storage
- Versatile third bedroom ideal for a study or guest room
- Family bathroom with mains shower and tiled surrounds
- Enclosed rear garden with patio and lawned areas
- Separate garage and allocated parking space





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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 property is within close distance of Sparhawk School, making it particularly appealing for families, while a local Tesco provides easy access to daily essentials.

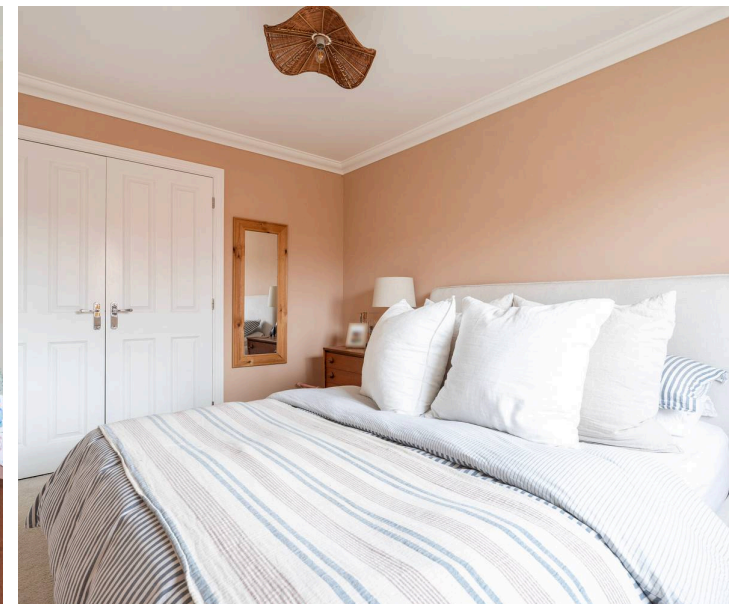
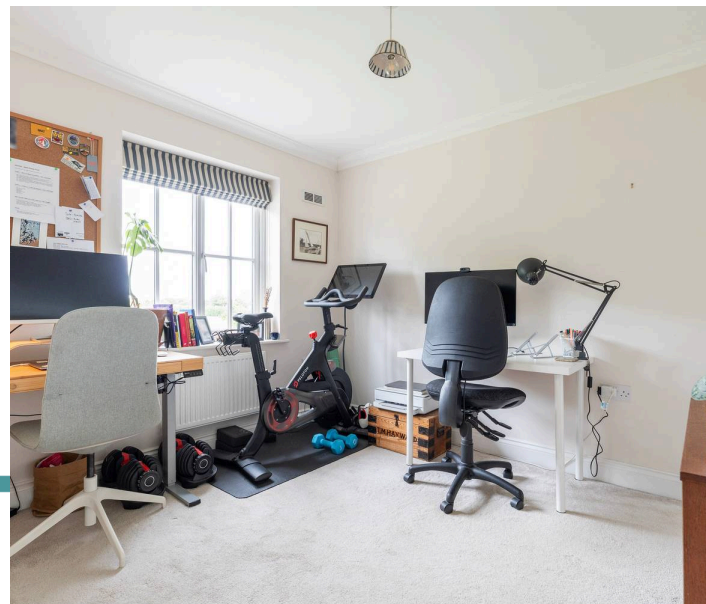
For more extensive shopping, residents benefit from nearby larger stores including Tesco Superstore and Lidl, offering a broad selection of groceries and household goods.

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.



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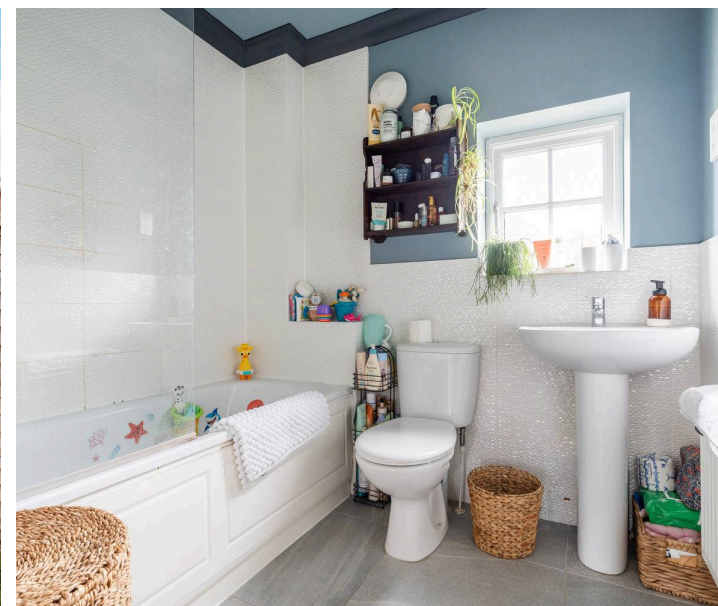
Sprowston, Norwich

Coot Drive, Sprowston

Positioned to the east of Norwich, this modern three-bedroom home offers a well-balanced layout with convenient access to the Northern Distributor Road and a variety of local amenities. The property presents a neutral interior throughout, making it easy for a new owner to personalise, while also benefitting from pleasant views to the front and a practical arrangement both inside and out.

The accommodation begins with an entrance hall providing space for coats and footwear, along with stairs rising to the first floor. A ground floor cloakroom adds everyday convenience, fitted with a WC and wash basin. The kitchen is well equipped with a range of contemporary units and work surfaces, incorporating a concealed combination boiler, gas hob, electric oven with extractor over, and space for appliances including a washing machine, dishwasher, and fridge freezer. Tiled flooring and complementary splashbacks complete the space.

To the rear of the property, the sitting and dining room offers a comfortable and versatile area for both relaxing and entertaining. This well-proportioned room benefits from a window and door opening out to the garden, allowing plenty of natural light to fill the space. There is ample room for a dining table alongside seating, as well as a useful under-stairs storage cupboard.



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Upstairs, the landing provides access to all bedrooms and includes an additional storage cupboard. The main bedroom is a generous double overlooking the rear garden, complete with built-in wardrobe storage. Bedroom two is another good-sized double positioned at the front, enjoying views across open surroundings and also benefitting from fitted storage. The third bedroom is a well-proportioned single, ideal for use as a child's room, guest space, or study, and includes access to the loft. The family bathroom is fitted with a three-piece suite, including a bath with mains shower and glass screen, complemented by tiled surrounds and flooring.

Outside, the property offers a lawned garden to the front with a flower border, creating an attractive approach. To the rear, the garden has been arranged with a patio area and pathway leading to a personnel gate, along with a lawn and planted borders, providing a manageable outdoor space. The property is further enhanced by a separate garage with an up-and-over door and a dedicated parking space, both accessed via the development.

Agents Note

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

Estate charge: £50 paid bi-yearly.

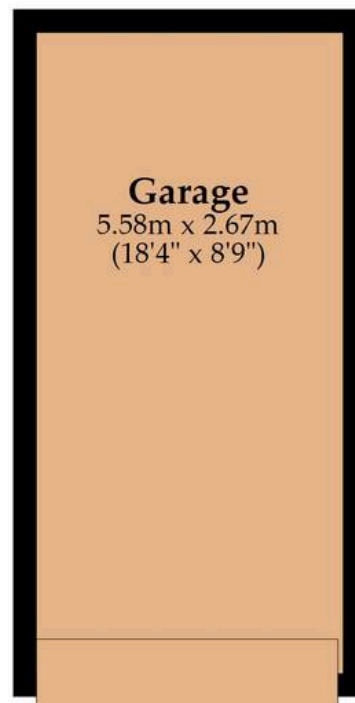
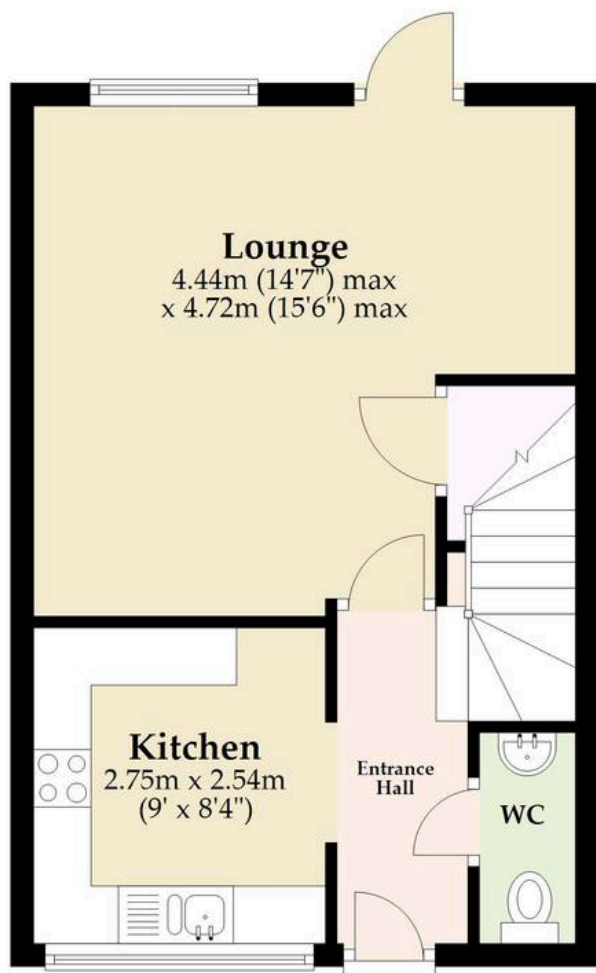
Please note that the garage is held on a separate leasehold title, with an annual charge of £100 payable.



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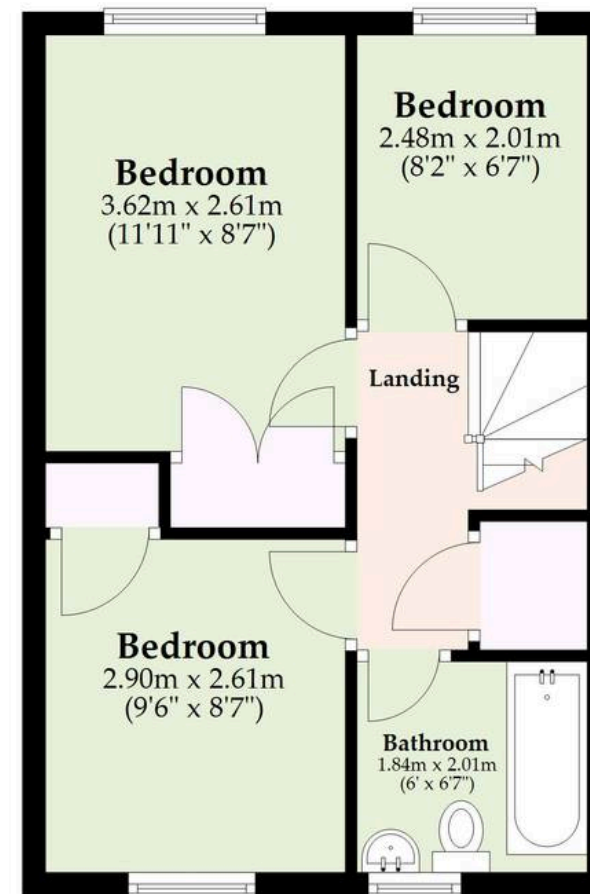
Ground Floor

Approx. 49.3 sq. metres (530.4 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



Total area: approx. 83.6 sq. metres (900.3 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*.



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Minors & Brady
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