



2 Sparhawk Avenue, Norwich

Norwich



Minors & Brady

2 Sparhawk Avenue

A surprisingly spacious five-bedroom home set on a desirable corner plot in Sprowston. This property offers highly flexible accommodation, with three ground floor bedrooms and a further two upstairs, ideal for evolving family needs or home working. The heart of the home is an open-plan lounge and dining area, complete with a wood burner, creating a comfortable and sociable living space. A modern kitchen with gloss units, space for appliances, and a useful pantry is complemented by a rear porch/utility area for added practicality. One of the first-floor bedrooms provides access to a conservatory, offering a bright additional space overlooking the garden. Outside, a south-west facing garden, garage, and driveway complete this well-rounded home with strong kerb appeal.

- Five-bedroom detached home in popular Sprowston location
- Deceptively spacious and flexible accommodation throughout
- Positioned on a generous corner plot with strong kerb appeal
- Open-plan lounge and dining area with feature wood burner
- Modern kitchen with gloss units, pantry cupboard, and space for appliances
- Rear porch/utility area providing additional practical space
- Three ground floor bedrooms and a ground floor shower room
- Two first floor bedrooms, one with access to a conservatory
- South-west facing rear garden with lawn, patio, and gravel sections
- Driveway parking and garage for off-road convenience





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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 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.



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Sparhawk Avenue, Sprowston

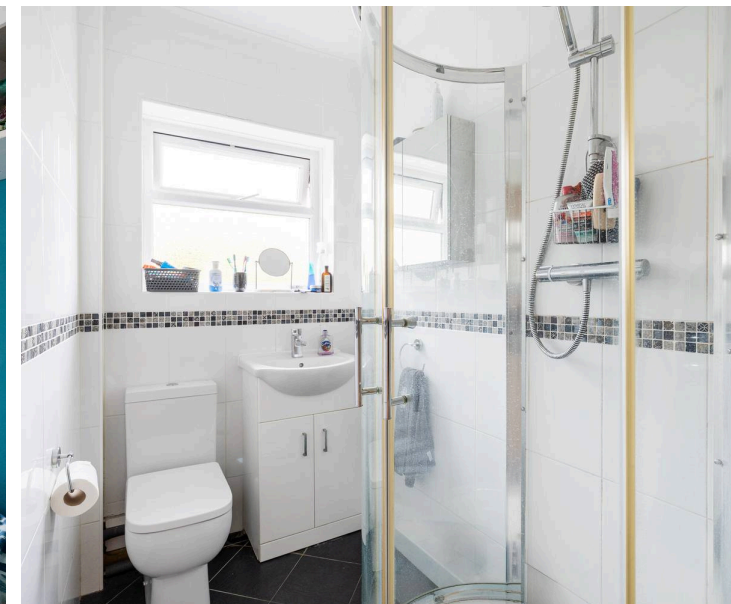
Situated on a corner plot within the popular suburb of Sprowston, this deceptively spacious five-bedroom home offers flexible accommodation and strong kerb appeal, making it an attractive option for a range of buyers.

The frontage is enhanced by a driveway providing off-road parking, along with access to a garage, while the positioning of the plot allows for a greater sense of space around the property.

The home is entered via an entrance hall which leads through to the main living areas. The ground floor layout is thoughtfully arranged, featuring an open-plan lounge and dining area that provides a sociable and versatile space for everyday living and entertaining.

A wood burner set within the sitting area adds a cosy focal point, particularly appealing during the cooler months.

The kitchen has been fitted in a modern style with gloss units and offers space for appliances, making it both practical and visually appealing. A useful pantry cupboard provides additional storage, while the adjoining rear porch/utility area helps to keep household tasks neatly separated from the main kitchen space.



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Also on the ground floor are three bedrooms, offering flexibility depending on the needs of the next owner, whether for family use, guests, or home working. A shower room serves this level, designed for convenience and ease of access.

Upstairs, two further bedrooms extend the accommodation. One of these rooms benefits from direct access to a conservatory, creating a bright and versatile space that could be used as a seating area, hobby room, or additional relaxation space overlooking the garden.

Externally, the property continues to impress with a good-sized rear garden that enjoys a south-west facing aspect, allowing for plenty of afternoon and evening sunlight. The garden is arranged with a combination of lawn, patio, and gravel sections, offering a mix of usable outdoor space for both relaxation and entertaining.

Overall, this property stands out for its adaptable layout, allowing buyers to tailor the space to their lifestyle, whether they require multiple bedrooms, home offices, or additional reception areas. Its location in Sprowston, combined with the generous plot and practical features, make it a well-rounded home with plenty of potential.

Agents Note

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



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Ground Floor

Approx. 123.7 sq. metres (1331.0 sq. feet)



Total area: approx. 123.7 sq. metres (1331.0 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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