



6 Blenheim Close, Norwich

Norwich



Minors & Brady

## 6 Blenheim Close

Stylish, sociable and offered with no onward chain, this well-presented two-bedroom home in Sprowston makes an excellent first impression from the moment you arrive. Its attractive frontage is defined by light green framed windows and door, complemented by mature hedging that neatly divides the semi-detached homes and enhances the kerb appeal. Inside, a porch entrance opens into a large open-plan living space, finished with tasteful décor and featuring a clever fireplace converted into a wine rack. The living area flows effortlessly into a generous kitchen diner, linked by a circular opening that keeps the layout open, bright and social. The kitchen itself enjoys ample storage, a distinctive soft purple tone and excellent natural light from a large rear window and an additional circular feature window above. Completing the home are two bedrooms, a modern bathroom and a beautifully landscaped rear garden, making this a delightful and well-balanced property.

- Two-bedroom semi-detached home in a popular Sprowston location
- Offered with no onward chain, ideal for a smooth purchase
- Attractive kerb appeal with light green framed windows and front door
- Mature, well-maintained hedging creating a cohesive and private frontage
- Porch entrance providing a practical and welcoming threshold
- Large open-plan living space with tasteful, neutral décor
- Feature fireplace repurposed as a wine rack, adding character and style
- Spacious kitchen diner with ample storage and distinctive colour tones
- Excellent natural light from a large rear window and circular feature window
- Landscaped rear garden with lawn, decorative stone areas and established plants and trees





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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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### Blenheim Close, Sprowston

Situated in a popular and well-established part of Sprowston, this attractive two-bedroom semi-detached home is offered with no onward chain and presents a wonderfully cohesive first impression.

The exterior is smart and inviting, featuring classy light green framed windows and matching front door, neatly complemented by mature, well-maintained hedging that gently divides the neighbouring home and enhances the overall kerb appeal.

A covered porch entrance provides a practical threshold before stepping inside, where the sense of space is immediate. The ground floor opens into a large open-plan living area, beautifully decorated in tasteful, neutral tones that create a calm and welcoming atmosphere. A particularly eye-catching feature is the fireplace cleverly repurposed as a wine rack, offering a stylish and contemporary focal point that adds character without overpowering the space.

From the living area, the layout flows naturally through to the kitchen diner, maintaining a sociable and connected feel. A circular opening in the dividing wall acts as an architectural feature and a visual link between the spaces, allowing conversations and light to move easily throughout the ground floor while retaining distinct zones for living and dining.



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The kitchen diner is generous in size and thoughtfully arranged, offering ample storage and workspace. Finished with a subtle purple hue, it feels both modern and inviting. A large rear window floods the room with natural light, further enhanced by a second circular window positioned above, creating a striking design detail and making this a particularly bright and uplifting space to spend time in.

Upstairs, the property offers two well-proportioned bedrooms, both continuing the home's calm and considered decorative theme. The accommodation is completed by a modern bathroom, finished with clean lines and contemporary fittings to suit everyday living.

Outside, the landscaped rear garden is truly lovely and has been designed with both relaxation and visual appeal in mind. A well-kept lawn sits alongside a decorative stone area, ideal for seating or entertaining, while established plants and mature trees provide structure, colour and a reassuring sense of privacy.

Well presented throughout and offering a superb blend of style, comfort and flow, this no-chain home is an excellent opportunity for buyers seeking a thoughtfully designed property in a convenient and sought-after Sprowston location.

### Agents Note

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



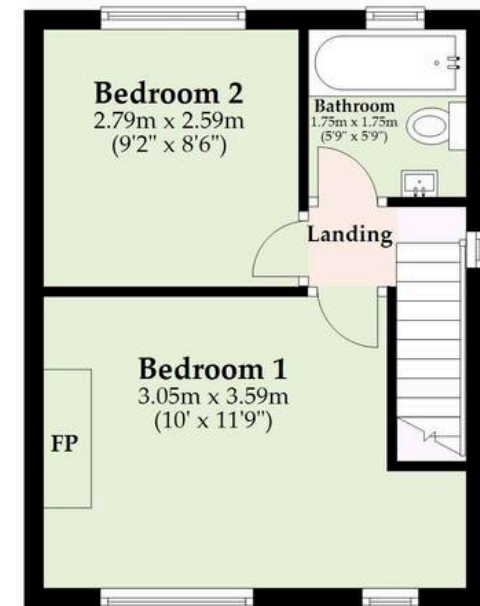
## Ground Floor

Approx. 64.3 sq. metres (692.2 sq. feet)



## First Floor

Approx. 26.0 sq. metres (280.2 sq. feet)



Total area: approx. 90.3 sq. metres (972.5 sq. feet)

Sqft excludes hall, landing and garage.

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.

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