



13 Cecil Gowing Court, Norwich

Norwich



Minors & Brady

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A fantastic opportunity to secure a well-located, ground floor home with immediate appeal. This one-bedroom flat offers a bright and comfortable layout, perfectly suited to first-time buyers, downsizers, or investors alike. Inside, the property features a light-filled living room, a practical kitchen, a well-proportioned double bedroom, and a modern shower room finished with contemporary fittings. An en-bloc garage provides valuable additional storage, enhancing the overall practicality of the home. Conveniently positioned close to a range of local amenities and regular bus routes, everyday essentials are always within easy reach. This is a low-maintenance property that combines comfort, convenience, and strong overall value.

Agents Note

This apartment will be sold leasehold, with 947 years remaining on the lease.

Ground rent: £20 paid annually.

Maintenance: £187.50 paid every quarter.

Please note that with apartment properties, buyers are advised to make their own enquiries and satisfy themselves regarding parking arrangements prior to proceeding. While we understand that an en-bloc garage is included with the property, we have not been able to confirm any additional parking provisions, and therefore this should be independently verified.



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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. A convenient local shop is also within easy walking distance, perfect for day-to-day essentials.

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 the local junior school and recreation ground both within comfortable walking distance. 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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Cecil Gowing Court, Sprowston

Situated just off the ever-convenient Wroxham Road, this well-presented ground floor, one-bedroom flat offers a practical and comfortable living space ideally suited to a range of buyers.

Whether you are taking your first step onto the property ladder, looking to downsize, or considering an addition to your investment portfolio, this home presents an appealing and accessible opportunity.

The welcoming entrance hall leads into a compact yet efficiently designed kitchen, providing ample workspace and storage while catering well to everyday cooking needs. The adjacent sitting room is bright and inviting, enhanced by generous natural light, creating a comfortable environment for both relaxing and entertaining.

The double bedroom offers a well-proportioned retreat, with space for essential furnishings, while the modern shower room is fitted with contemporary fixtures, delivering a clean and stylish finish to the home.

A particular advantage of this property is the inclusion of an en-bloc garage, providing valuable additional storage or secure space separate from the flat itself.

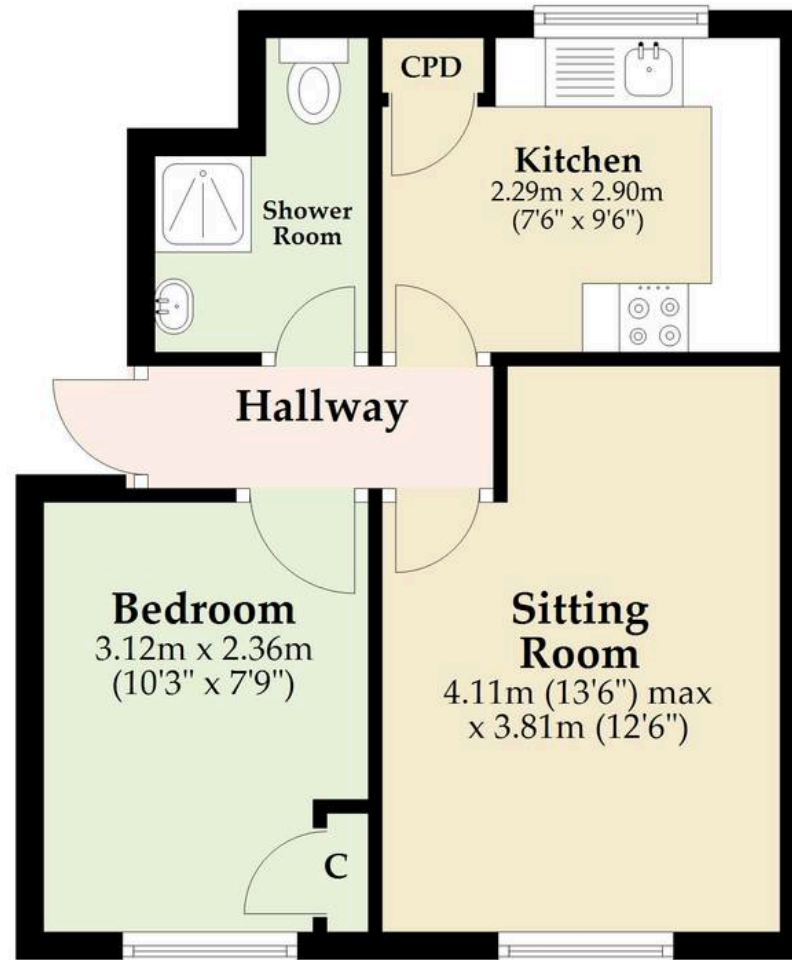
Overall, this is a well-located and low-maintenance home that combines convenience, affordability, and comfort, making it a must-see for prospective buyers. Viewings are highly recommended.



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Apartment

Approx. 41.4 sq. metres (445.9 sq. feet)



Total area: approx. 41.4 sq. metres (445.9 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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Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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