



9 Bodmin Drive, Sprowston

Norwich



Minors & Brady

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Sprowston, Norwich

Set along a peaceful private road with woodland views creating an immediate sense of calm, this well-presented Sprowston home offers bright, easy-flowing living spaces, an extended kitchen/dining room with French doors to the garden, and three well-arranged bedrooms including a principal suite. The low-maintenance garden is a standout feature, complete with an insulated office outbuilding ideal for home working or creative use, while a brick-weave driveway provides convenient off-road parking. With the vendor already found and the setting offering both privacy and everyday practicality, it's an appealing opportunity for first-time buyers, small families or investors seeking a move-in-ready home in a desirable Norfolk location.



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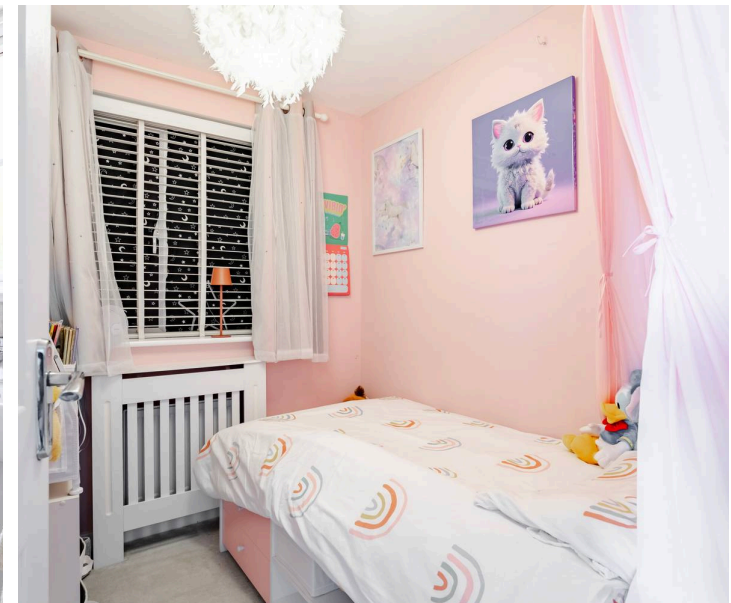
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Sprowston, Norwich

Sprowston

Bodmin Drive sits in a calm residential pocket of Sprowston, a well-established suburb just northeast of Norwich, giving you that sweet spot between everyday convenience and easy access to the city. Homes here are tucked into a leafy, low-traffic setting, with footpaths and green pockets that make the area feel relaxed without being remote. Day-to-day essentials are close by: Sainsbury's and Aldi on Wroxham Road, plus the Blue Boar Lane parade with its mix of local shops, takeaways, and services.

Families have several solid school options nearby, including Sprowston Community Academy, Sparhawk Infant School, and White Woman Lane Junior School, all within a short drive or walk. Transport links are straightforward, regular buses run along Wroxham Road into Norwich, and the Northern Distributor Road (NDR) is minutes away for quick routes around the county. Being roughly 3 miles from Norwich city centre means you can dip into the cultural, food, and shopping scene whenever you want, then retreat back to a quieter suburban lifestyle. It's the kind of location that works well for people who want practical convenience, green surroundings, and an easy connection to the city.



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Set along a quiet private road on the edge of a well-established Sprowston estate, this end-of-terrace home enjoys a peaceful position with woodland views to the front, a setting that immediately offers a sense of calm and privacy.

It's an appealing choice for first-time buyers, small families or investors seeking a well-presented property in a convenient Norfolk location, with the added benefit of the vendor already having found.

A welcoming entrance hall sets the tone, bright and airy, with a useful WC tucked away. The living room is a comfortable, light-filled space that lends itself to relaxed evenings and easy entertaining, flowing naturally into the open-plan kitchen and dining area. Here, extended cabinetry and quality fittings create a practical and sociable environment, complete with an integrated oven, dishwasher and dedicated spaces for appliances. French doors open directly from the dining area onto the garden, encouraging an effortless connection between indoor comfort and outdoor living, ideal for summer gatherings or simply enjoying the fresh air.

Upstairs, three bedrooms offer flexibility for a range of lifestyles. The principal bedroom benefits from its own private en-suite, while the remaining rooms are served by a modern family bathroom. Each space feels calm and well-arranged, with pleasant outlooks and a sense of separation from the activity of the ground floor.



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The rear garden has been designed with low-maintenance living in mind, featuring an artificial lawn and a patio area perfect for outdoor seating or dining. An insulated office outbuilding with electric and heating provides a valuable additional space, well suited to home working, creative pursuits or practical storage.

To the front, a brick-weave driveway offers convenient off-road parking.

Altogether, this is a well-kept, move-in-ready home in a peaceful corner of Sprowston, offering modern comfort, a thoughtful layout and a setting that balances community living with a touch of woodland tranquillity.

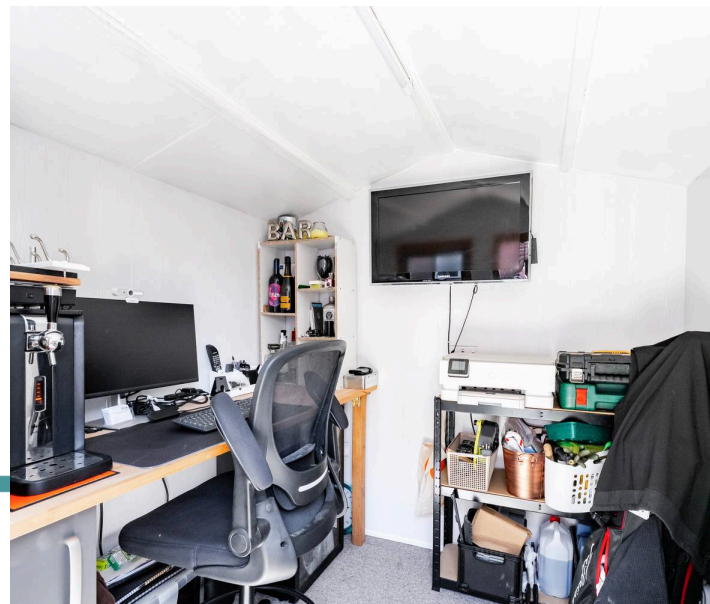
Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

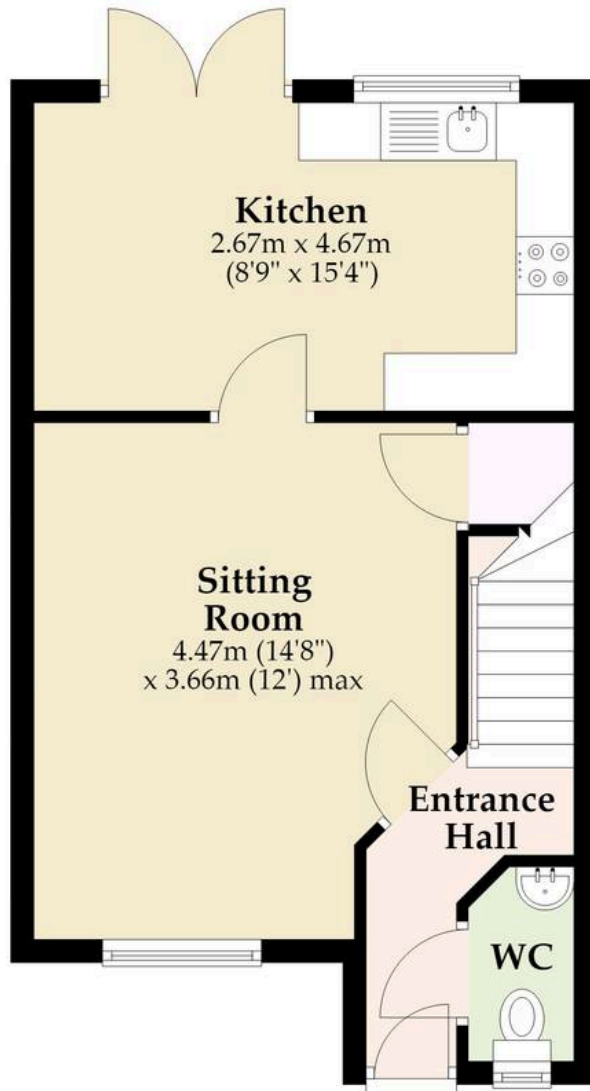
Please note that this property has a shared pathway.



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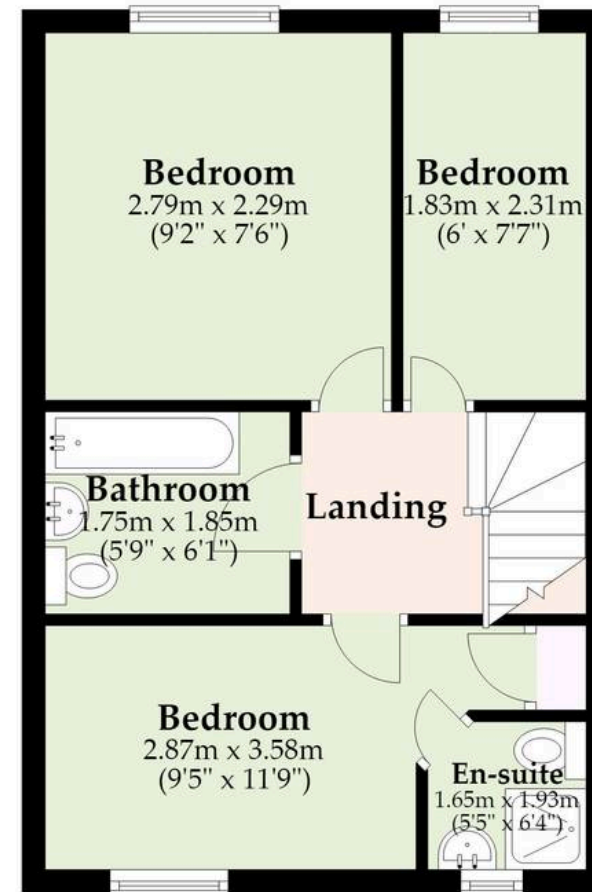
Ground Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.9 sq. feet)



Total area: approx. 63.9 sq. metres (688.3 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.

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Minors & Brady
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