



30 Goodson Road, Norwich

Norwich



Minors & Brady

30 Goodson Road

Norwich

Stylish, spacious, and ready to enjoy, this attractive Norfolk Homes property offers the perfect blend of comfort and practicality. Thoughtfully designed for modern living, the accommodation provides excellent proportions throughout and a layout that works effortlessly for both families and professionals. The principal bedroom benefits from its own en-suite, while the remaining bedrooms offer flexibility for growing households, guests, or home working. Outside, the private garden creates an inviting space to relax and entertain during the warmer months. Excellent parking provision, including a garage and multiple parking spaces, adds to the home's everyday convenience. Ideally positioned close to local amenities, this is a property that combines lifestyle, location, and functionality in equal measure.

- Built by the highly regarded Norfolk Homes
- Spacious three-bedroom end-of-terrace family home
- Generous kitchen/breakfast room with integrated appliances
- Bright and welcoming lounge with doors opening onto the garden
- Principal bedroom with private en-suite shower room
- Two further well-proportioned bedrooms and family bathroom
- Underfloor heating throughout the ground floor for added comfort
- Private enclosed rear garden with patio and lawn
- Single garage with power and lighting, plus parking
- Underfloor heating, for comfort during the colder months



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The Location

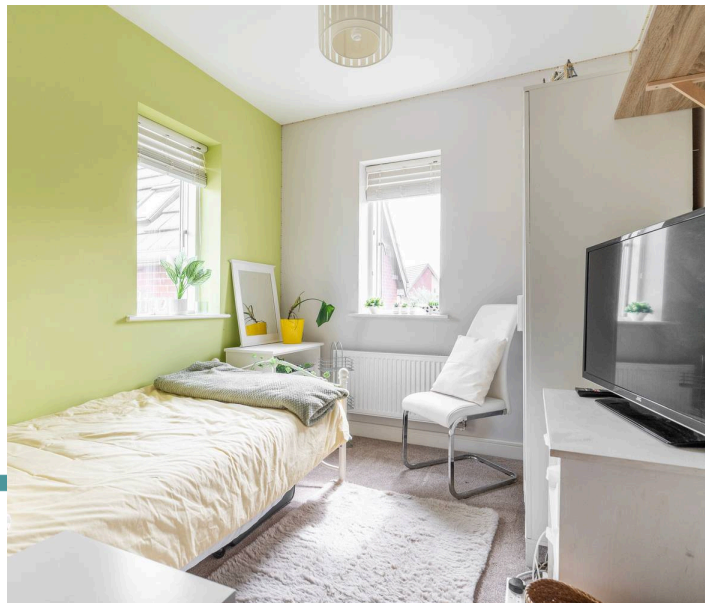
The property enjoys a fantastic position in the ever-popular and highly requested area of Sprowston, just two miles northeast of Norwich City Centre. This prime location combines suburban convenience with excellent access into the city, where a vibrant mix of shops, restaurants, historic landmarks, and leisure facilities await. From the charming Norwich Lanes to the iconic Norwich Cathedral, the city's attractions are all within easy reach.

Sprowston itself has become increasingly favoured thanks to its strong community feel and extensive range of local amenities. White House Farm is a particular highlight, offering a renowned farm shop, traditional butchery, café, and even on-site beauty and hairdressing salons, creating a wonderful lifestyle hub right on your doorstep.

For day-to-day convenience, both the Tesco Superstore and Lidl are within walking distance, making grocery shopping and everyday essentials easily accessible without needing to travel far. The area is also well served by regular bus routes, providing straightforward connections into Norwich City Centre and surrounding areas.

Families are particularly drawn to Sprowston for its well-regarded schooling options and desirable catchment areas, with a number of popular schools located nearby. Outdoor recreation is equally well catered for, with several parks and green spaces offering excellent opportunities for walking, exercise, and relaxation.

Commuters will appreciate the excellent access to the Northern Distributor Road (NDR), providing efficient links around Norwich and beyond, while the city centre remains just a short journey away by car, bus, or bicycle. Combining convenience, connectivity, and a strong sense of community, Sprowston continues to be one of Norwich's most desirable residential locations.



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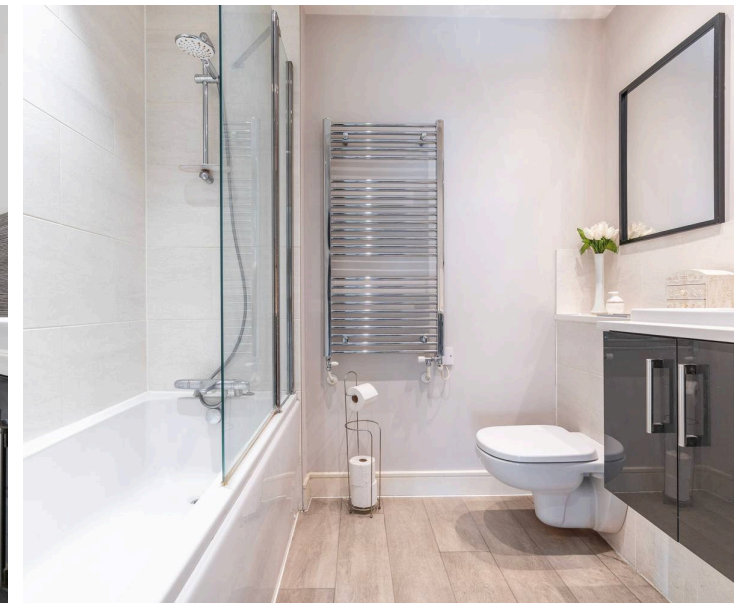
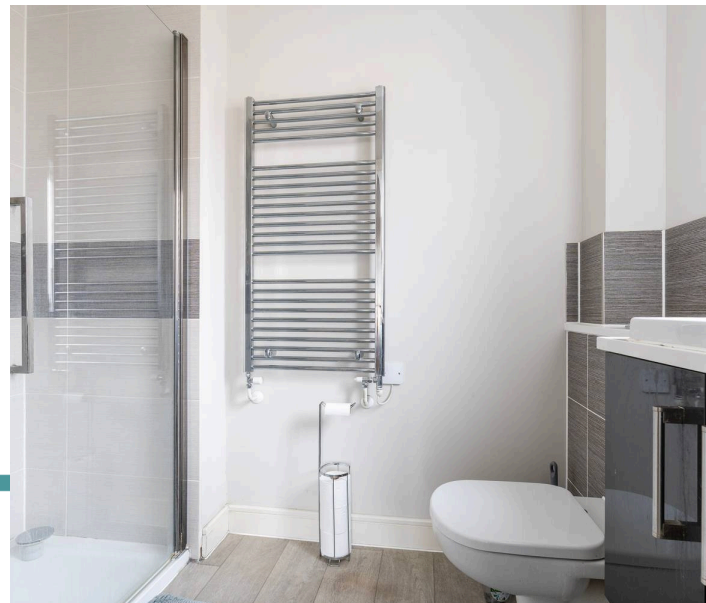
Norwich

Goodson Road, Sprowston

Built by the well-regarded Norfolk Homes, this beautifully presented end-of-terrace house offers spacious and thoughtfully designed accommodation, perfectly suited to modern family life. Combining generous room proportions, quality fixtures, and practical features throughout, the property provides a wonderful balance of comfort, style, and convenience in a desirable residential setting.

Upon entering, a welcoming entrance hall leads into the heart of the home, with a useful cloakroom adding practicality for everyday living. The kitchen/breakfast room has been designed with both functionality and sociability in mind, featuring a range of fitted units alongside integrated appliances, creating an attractive space for cooking, dining, and gathering with family and friends.

To the rear of the property, the spacious lounge enjoys a bright and airy feel, with sliding patio doors opening directly onto the garden and allowing natural light to flood the room. The layout provides ample space for both relaxation and entertaining, while useful under-stairs storage helps keep the living areas organised and clutter-free.



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The first floor continues to impress, with three generously sized bedrooms arranged around a central landing. The principal bedroom benefits from its own en-suite shower room and built-in wardrobes, creating a comfortable private retreat. A second bedroom also features fitted wardrobes, while the remaining bedroom offers flexibility for family members, guests, or those working from home. A well-appointed family bathroom completes the accommodation.

Comfort is enhanced throughout by double glazing and gas central heating, with the added benefit of underfloor heating across the ground floor, providing efficient and even warmth throughout the living spaces.

Outside, the property enjoys a fully enclosed rear garden designed for ease of maintenance and enjoyment. A paved patio area provides the perfect setting for outdoor dining and entertaining, while the lawn offers space for children to play, gardening enthusiasts, or simply relaxing in the warmer months. Side access adds further practicality.

Parking is a particular strength of the property. A single garage, complete with power and lighting, provides excellent storage or workshop potential, while parking is available directly in front of the garage. In addition, two further parking spaces to the front of the property ensure ample room for multiple vehicles and visiting guests.

Agents Note

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



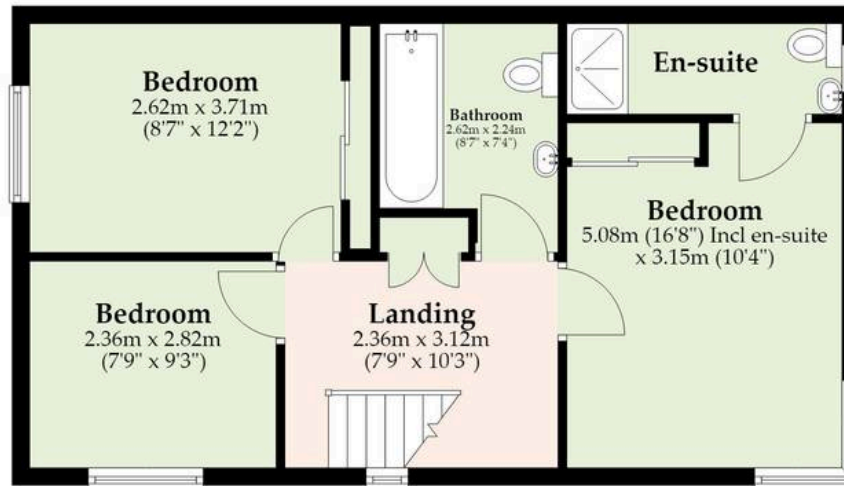
Ground Floor

Approx. 63.3 sq. metres (681.2 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.0 sq. feet)



Total area: approx. 110.5 sq. metres (1189.2 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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
Your home, our market



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