



14 Rushmore Road, Norwich

Norwich



Minors & Brady

## 14 Rushmore Road

A stylish cul-de-sac home combining contemporary interiors, generous outdoor space and exceptional everyday practicality. Situated in a quiet and highly regarded part of Sprowston, this beautifully presented property offers a modern finish throughout and is perfectly suited to first-time buyers, professionals or those looking to downsize without compromise. The bright bay-fronted sitting room provides a welcoming place to relax, whilst the spacious kitchen/dining room forms the heart of the home with its attractive white cabinetry, wooden accents and striking green tiled splashback. French doors and an additional side entrance create a seamless connection between the living space and the rear garden, ideal for entertaining and family life. Outside, the landscaped rear garden offers an impressive amount of space to enjoy, complemented by a detached shed and ample off-road parking to the front.

- Quiet cul-de-sac position within the ever-popular suburb of Sprowston
- Beautifully presented throughout with a modern and contemporary design scheme
- Spacious kitchen/dining room ideal for entertaining and everyday family living
- Stylish white kitchen complemented by wooden worktops and a green tiled splashback
- Bright and welcoming bay-fronted sitting room
- Two separate access points to the rear garden, including French doors and side entrance
- Two well-proportioned double bedrooms
- Large landscaped rear garden offering excellent outdoor space
- Ample off-road parking for multiple vehicles
- Double glazing and gas central heating throughout for year-round comfort and efficiency





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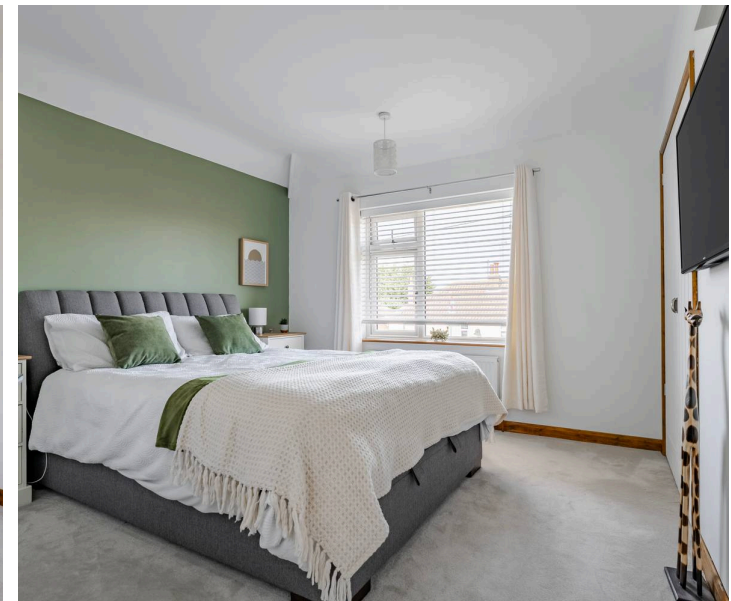
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## The Location

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.

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 several popular schools nearby. 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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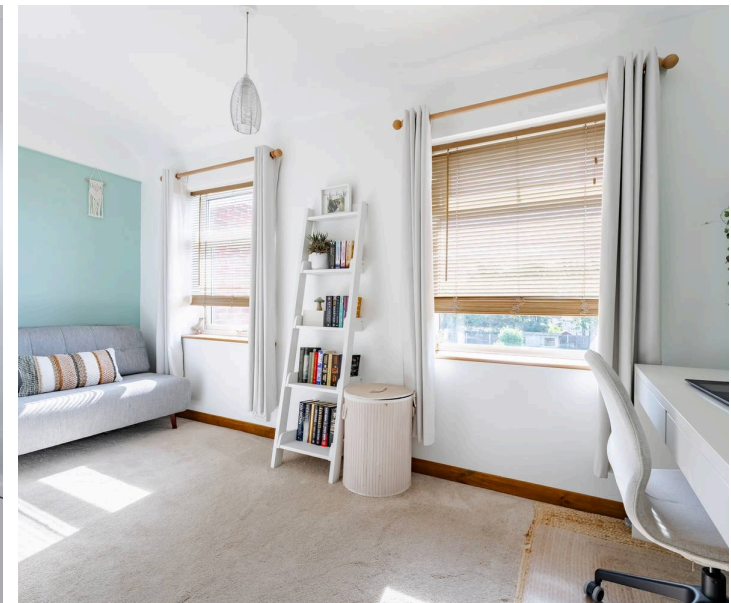
## Rushmore Road, Sprowston

Situated within a quiet cul-de-sac in the ever-popular suburb of Sprowston, this beautifully presented home offers a superb balance of contemporary styling, practical living space and generous outdoor accommodation. Thoughtfully updated with a modern aesthetic throughout, the property is ideally suited to first-time buyers, professionals or those seeking a home that is ready to move straight into.

Set behind ample off-road parking, the property immediately impresses with its well-maintained frontage and attractive kerb appeal. Internally, a welcoming entrance hall leads through to a bay-fronted sitting room, creating a bright and comfortable space in which to relax. The bay window enhances the feeling of space while allowing natural light to flood the room throughout the day.

To the rear of the property, the accommodation opens into a spacious kitchen and dining room that serves as the social heart of the home. Designed with both style and practicality in mind, the kitchen combines sleek white cabinetry with warm wooden accents and an eye-catching green tiled splashback, creating a contemporary finish that is both stylish and timeless.

Extensive work surfaces and generous storage make the room particularly functional, while the dining area provides ample space for family meals, entertaining guests or everyday living.



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The layout enjoys an excellent connection to the garden, with two separate access points enhancing the flow between inside and out. French doors open directly onto the rear patio, whilst an additional side access door provides further convenience for busy households and those who enjoy outdoor living.

The first floor offers two well-proportioned bedrooms, both enjoying excellent levels of natural light and providing comfortable accommodation. A family bathroom serves the bedrooms and is conveniently positioned on the ground floor.

Outside, the property continues to impress with a substantial landscaped rear garden designed for both relaxation and enjoyment. The generous plot provides plenty of space for outdoor entertaining, gardening and recreation, while established planting and thoughtfully arranged areas create an attractive and inviting environment throughout the seasons. A detached garden shed offers valuable storage and further practicality.

Additional benefits include double glazing throughout and gas central heating, ensuring year-round comfort and efficiency.

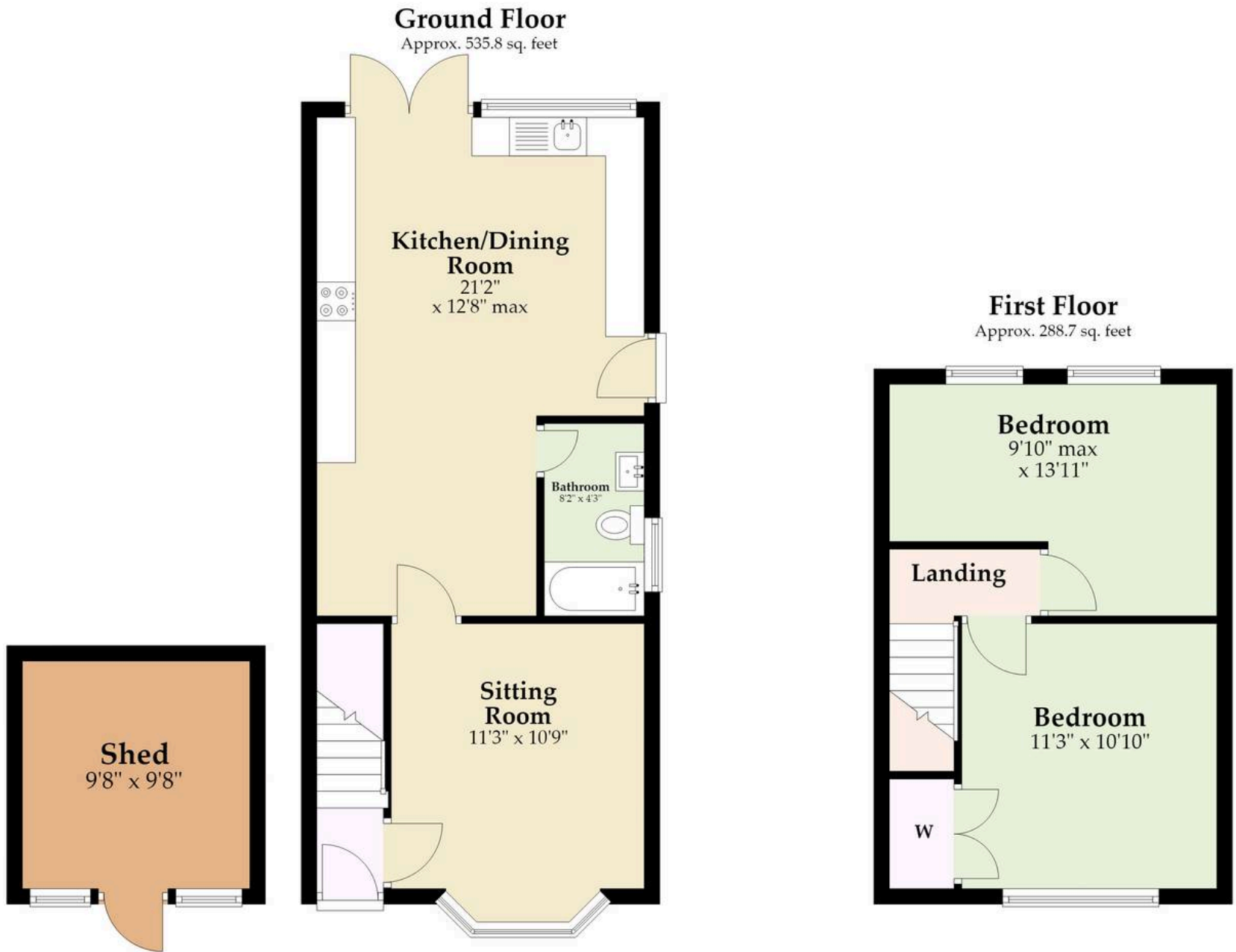
Combining modern interiors, generous outdoor space and a peaceful cul-de-sac position, this attractive home represents an excellent opportunity to acquire a stylish property in one of Norwich's most sought-after residential locations.

## Agents Note

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



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Total area: approx. 824.5 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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