



38 Grouse Close, Sprowston

Norwich



Minors & Brady

# 38 Grouse Close

Sprowston, Norwich

Modern, spacious and ready to move straight into, this impressive four-bedroom townhouse is perfectly designed for contemporary family living. Arranged over three floors, the property offers flexible and well-balanced accommodation ideal for growing families or those needing additional workspace. The stylish kitchen/diner provides an excellent social hub for everyday living, while the bright first-floor lounge creates a comfortable space to relax and unwind. Four generously sized bedrooms are complemented by an en-suite to the principal bedroom, family bathroom and ground floor WC, ensuring practicality throughout. Outside, the property benefits from a family-friendly rear garden alongside a garage and off-road parking. Conveniently positioned close to local amenities, bus routes and the Northern Distributor Road, this is a fantastic opportunity to acquire a well-presented home in a sought-after residential location.

- Spacious four-bedroom townhouse arranged over three floors
- Beautifully maintained and ready to move straight into
- Bright and airy first-floor lounge ideal for relaxing
- Modern kitchen/diner perfect for family living and entertaining
- Principal bedroom with private en-suite shower room
- Well-appointed family bathroom plus ground floor WC
- Flexible accommodation suited to growing families or home working
- Enclosed rear garden ideal for outdoor enjoyment
- Garage and off-road parking providing excellent practicality
- Convenient location close to bus links and the Northern Distributor Road





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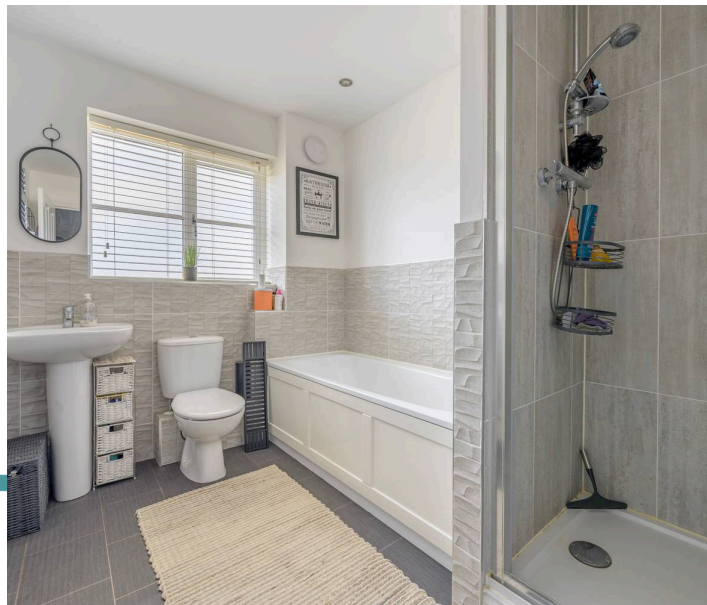
## The Location

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.



## 38 Grouse Close

Sprowston, Norwich

### Grouse Close, Sprowston

Situated within a popular residential development, this beautifully maintained four-bedroom townhouse offers spacious and versatile accommodation arranged across three floors, making it an ideal choice for growing families or buyers seeking flexible modern living. Ready to move straight into, the property combines generous room proportions with a practical layout designed to suit everyday family life.

The accommodation begins with a welcoming entrance hall leading through to the heart of the home — a modern kitchen/diner fitted with contemporary units and ample space for both cooking and dining. Designed with practicality in mind, this sociable area works perfectly for busy households, entertaining guests or everyday family meals. The ground floor also benefits from a convenient WC and useful storage options.

Arranged across the upper floors, the property offers four well-proportioned bedrooms, providing excellent flexibility for family living, home working or guest accommodation. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.



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The first-floor lounge is a particularly impressive feature of the home, offering a bright and airy reception space with plenty of room for furnishings and relaxation. Positioned away from the main kitchen area, it provides a comfortable and peaceful setting ideal for both entertaining and quieter evenings.

Outside, the rear garden has been designed with ease of maintenance and family enjoyment in mind, offering a pleasant outdoor space for children, summer dining or simply unwinding. The property further benefits from a garage and off-road parking, adding valuable practicality for modern households.

Conveniently positioned for access to local amenities, schools and public transport links, the property also enjoys excellent connectivity to the Northern Distributor Road, allowing straightforward travel around Norwich and surrounding areas.

Altogether, this is a spacious and well-presented home offering flexible accommodation, modern comforts and an excellent location, making it perfectly suited to modern family living.

## Agents Note

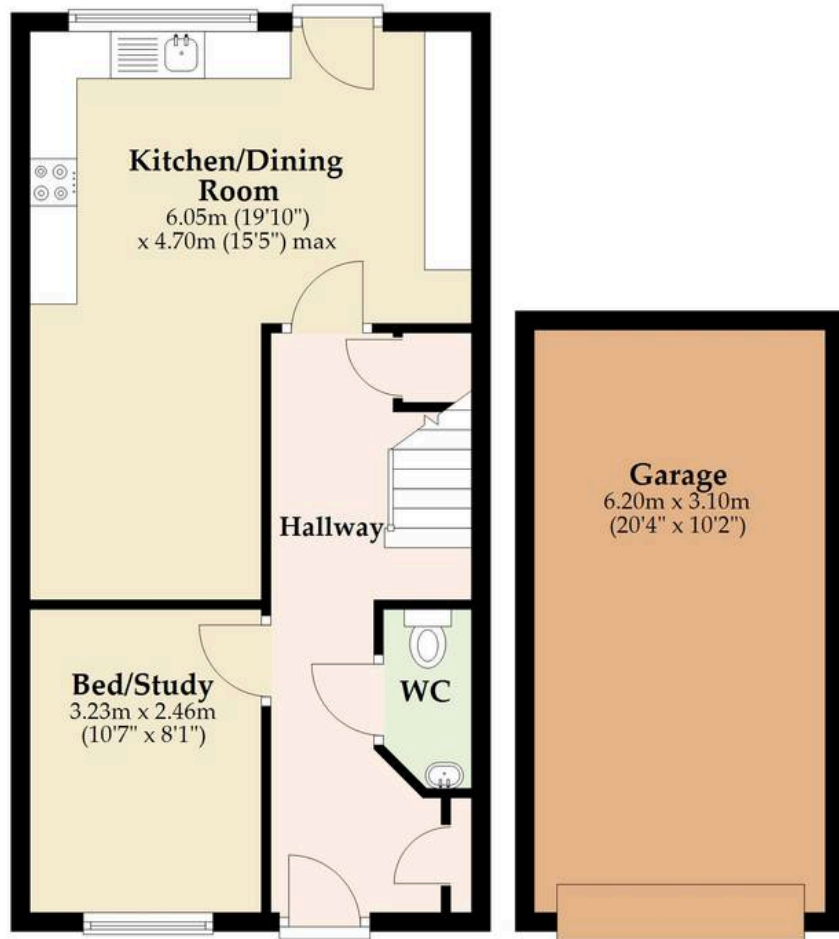
This property will be sold freehold.

Please note this property is being sold via a third-party company, therefore details such as heating, service charges and additional property information have not been confirmed. Buyers are advised to make their own enquiries and verify all information through their solicitor.



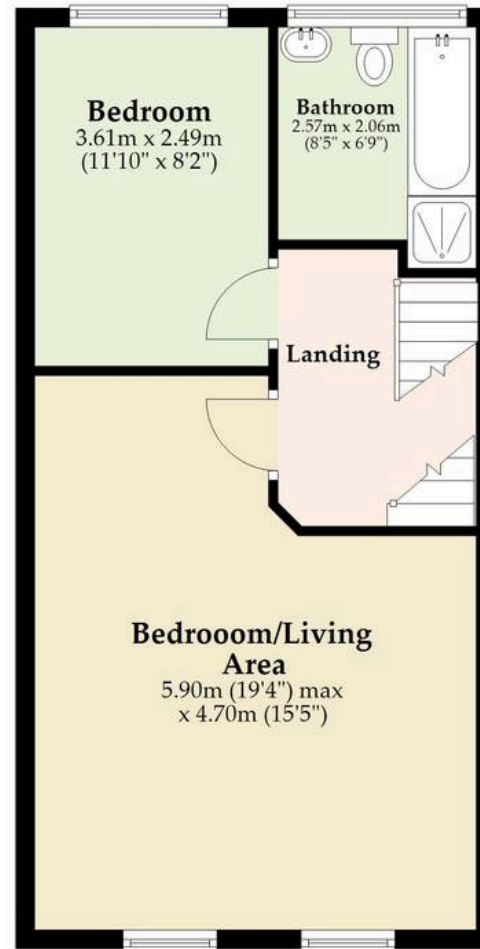
### Ground Floor

Approx. 66.5 sq. metres (715.9 sq. feet)



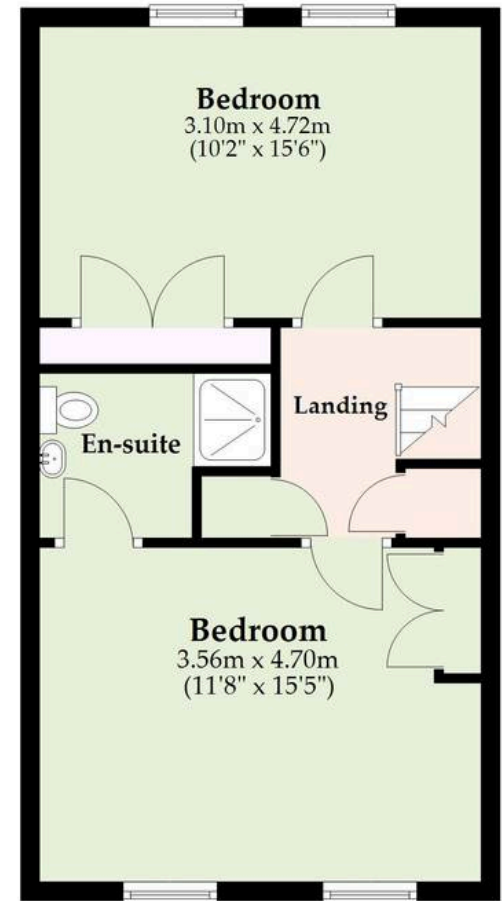
### First Floor

Approx. 45.5 sq. metres (489.7 sq. feet)



### Second Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



Total area: approx. 154.8 sq. metres (1666.4 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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Meet *Claire*  
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Minors & Brady  
*Your home, our market*



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