



150 Wroxham Road, Norwich

Norwich

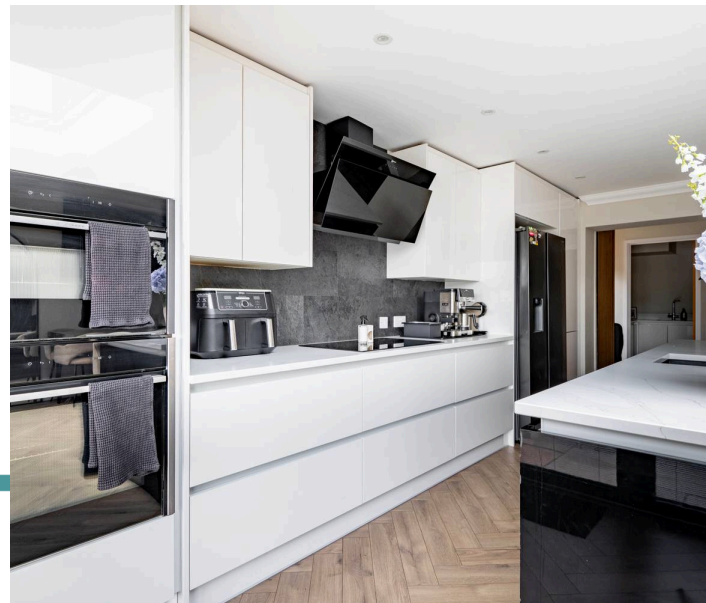


£575,000
Minors & Brady

150 Wroxham Road

A truly standout home on the ever-popular Wroxham Road, finished to an exceptional standard throughout. This fully renovated property offers stylish, open-plan living with beautifully connected reception spaces enhanced by bespoke Crittall-style glass doors. The heart of the home is a striking kitchen/diner, complete with a central island, high-quality integrated appliances and herringbone flooring. Thoughtful design continues throughout, from the impressive media wall in the sitting room to the carefully considered hallway with patterned tiling and built-in storage. Upstairs, four well-proportioned bedrooms and a contemporary shower room provide comfortable and practical accommodation for family life. Externally, a fully landscaped garden and an outstanding, fully equipped summer house create a superb space for entertaining, perfectly complementing this high-quality and well-located home.

- Fully renovated family home finished to a high specification throughout
- Prime position on the highly sought-after Wroxham Road
- Open-plan ground floor layout with seamless flow between living spaces
- Two reception rooms connected via bespoke Crittall-style glass doors
- Stylish kitchen/diner with central island, seating and integrated NEFF appliances
- Feature sitting room with a fully built-in media wall
- Large landscaped rear garden with a premium, fully equipped summer house
- Ample off-road parking via a generous gravel driveway
- Four well-proportioned bedrooms served by a contemporary shower room
- High-quality finishes throughout including herringbone flooring, patterned hallway tiles and bespoke fitted storage





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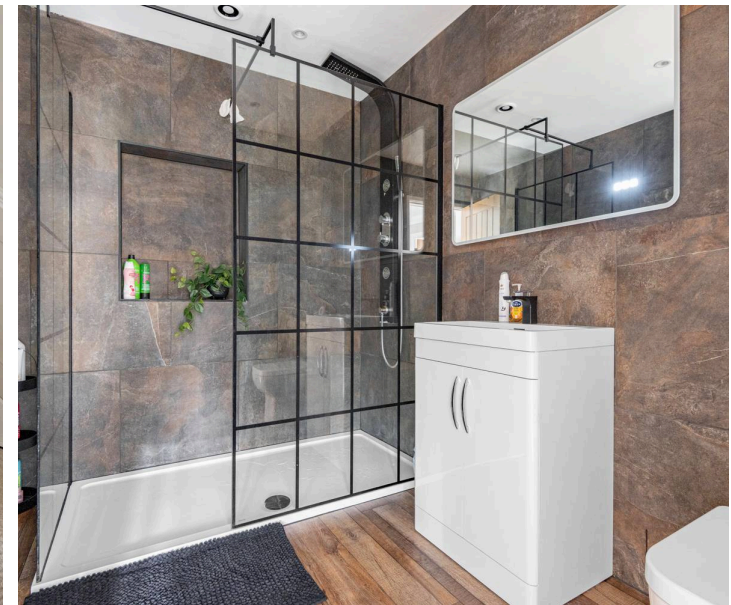
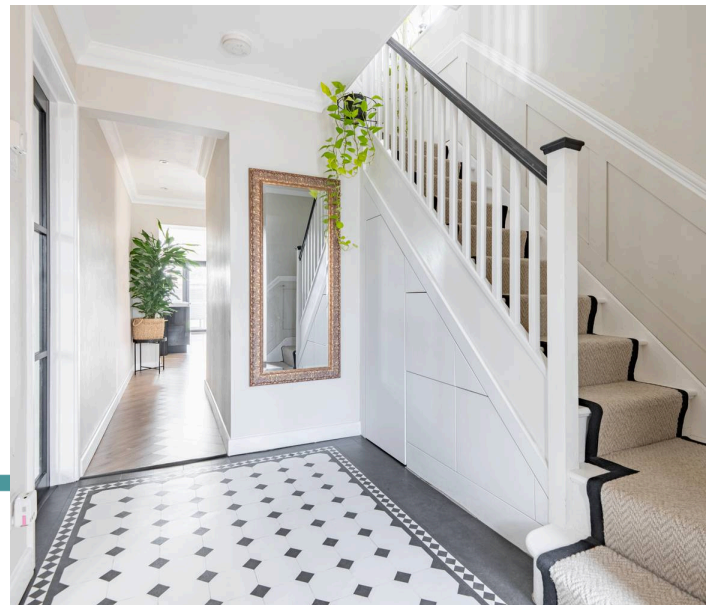
The Location

Sprowston is a well-served and increasingly popular residential area offering a wide range of everyday amenities and lifestyle conveniences. The property is within walking distance of Sparhawk School, making it particularly appealing for families, while a local Tesco provides easy access to daily essentials. For more extensive shopping, residents benefit from nearby larger stores including Tesco Superstore and Lidl, offering a broad selection of groceries and household goods.

The area is well connected by regular bus services, providing straightforward access into Norwich city centre and surrounding areas without the need to drive. Sprowston also offers a number of green spaces and parks, ideal for dog walking, children's play, and outdoor relaxation, contributing to the area's family-friendly feel.

Leisure and lifestyle options are further enhanced by Sprowston Manor, which features a hotel, golf course, spa, and fitness facilities open to members and visitors. A short distance away, White House Farm is a well-known local attraction, home to a farm shop, café, plant centre, and a selection of independent businesses including hair and beauty services, making it a popular spot to visit throughout the year.

For commuters, the Northern Distributor Road (NDR) is easily accessible, providing efficient routes around Norwich and linking quickly to the A47 for travel further afield. In addition to Sparhawk School, there are several other schooling options in and around Sprowston, covering a range of age groups, and Norwich city centre is just a short drive away, offering a comprehensive mix of retail, dining, cultural, and entertainment amenities.



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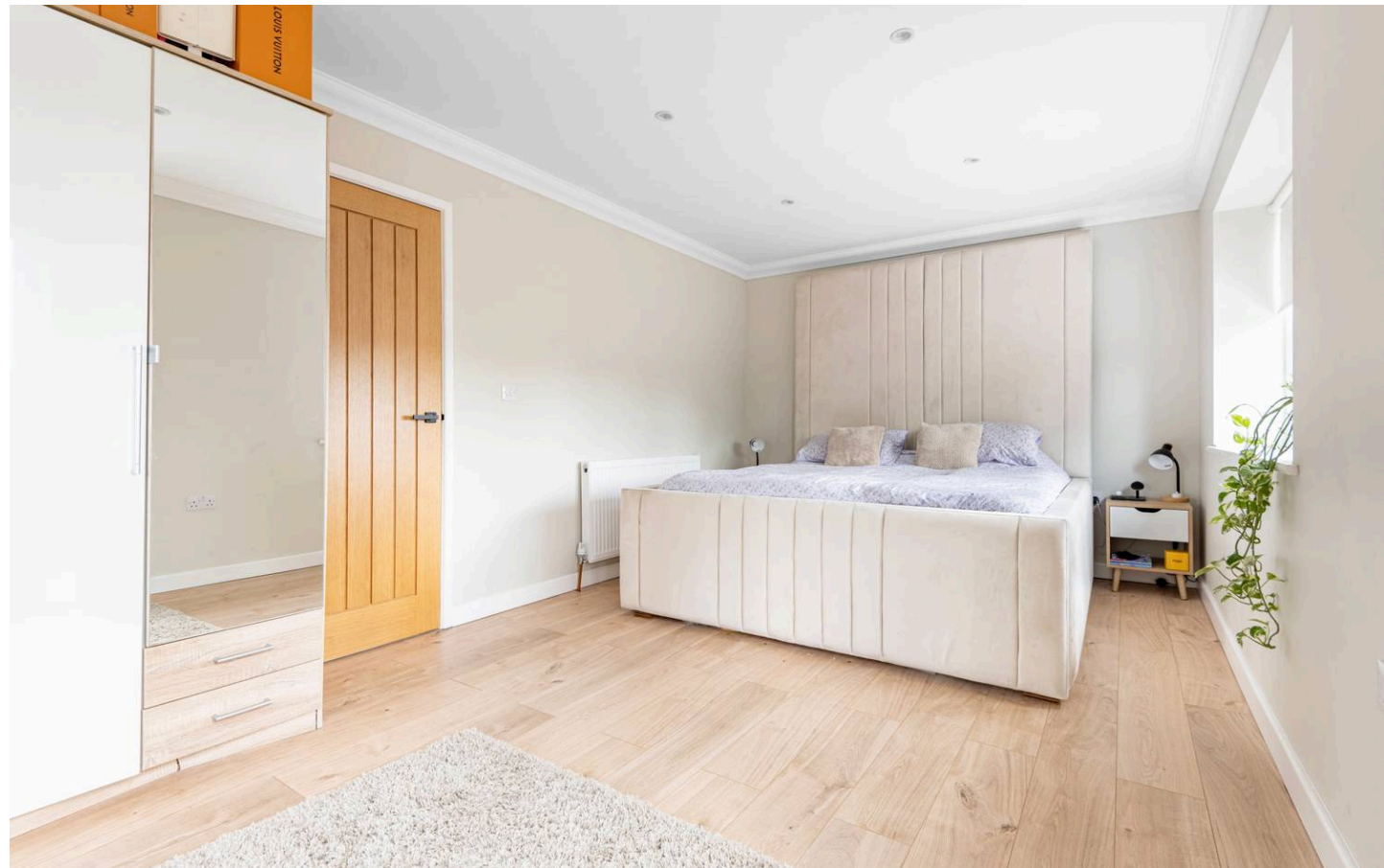
Wroxham Road, Sprowston

Situated on the ever-popular Wroxham Road, this fully renovated family home offers an exceptional standard of finish throughout, combining stylish design with practical living in a highly regarded and well-connected area. The property immediately impresses with its fully landscaped frontage, featuring a large gravel driveway providing parking for multiple vehicles, setting the tone for the quality and attention to detail found throughout.

Upon entering, the hallway creates a striking first impression, enhanced by beautifully patterned tiled flooring and a sense of light and space. Thoughtfully designed under-stair storage provides a practical solution for everyday living, while a classic stair runner adds warmth and character.

The ground floor has been carefully arranged to offer open-plan living, allowing spaces to flow seamlessly together while still retaining individuality through bespoke Crittall-style glass doors connecting the two reception areas.

The main sitting room is a standout feature, centred around a fully built-in media wall that creates a focal point for relaxation and entertaining. A second reception room offers additional flexibility, ideal for family use or a more formal setting, with both rooms benefitting from the stylish glazed divisions that enhance both light and flow.



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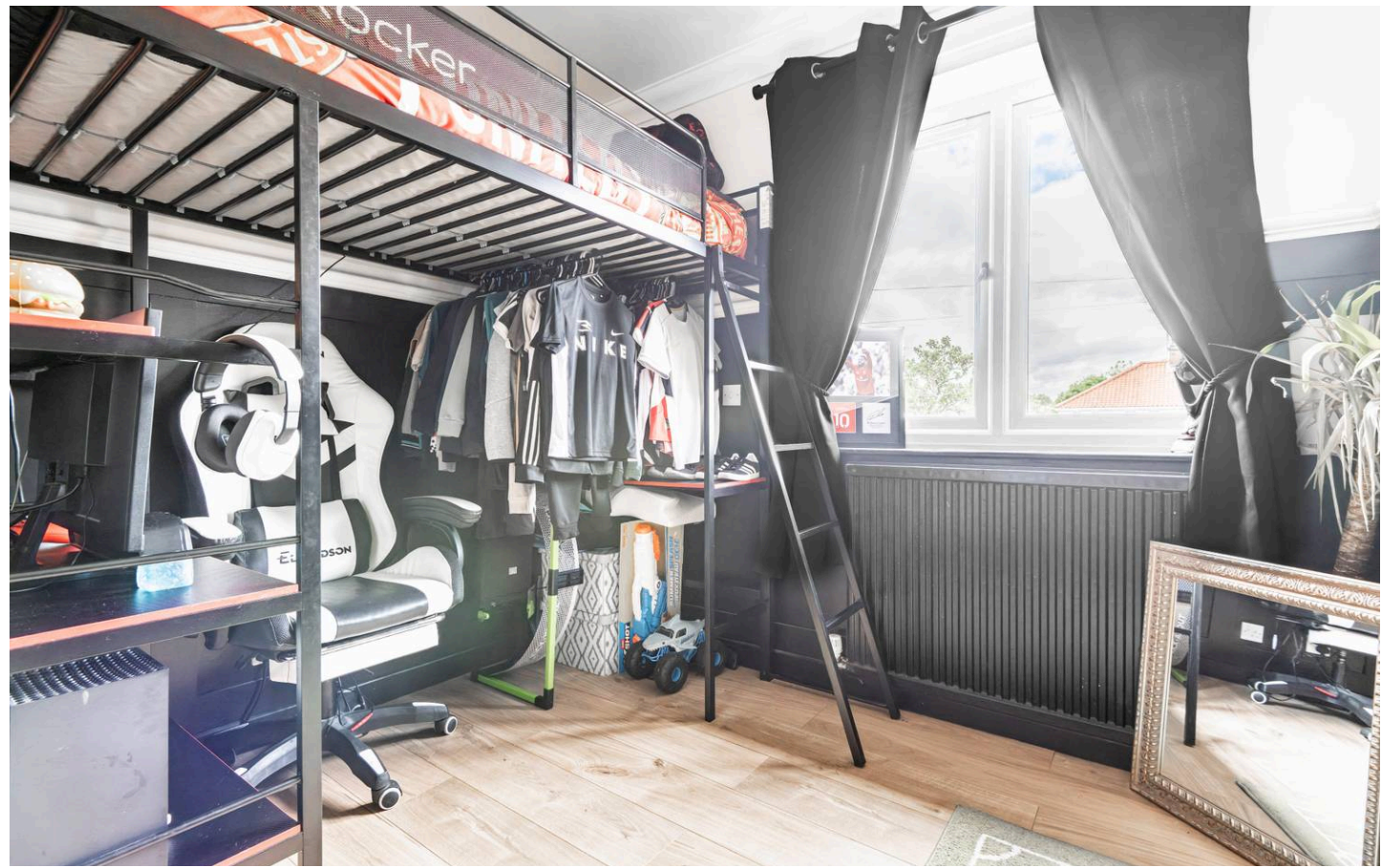
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A separate WC has been designed with a bold yet tasteful finish, adding personality whilst maintaining a refined feel. To the rear, the open-plan kitchen and dining area forms the true heart of the home. Designed with both aesthetics and functionality in mind, it features high-quality built-in NEFF appliances, a Quooker tap, and an impressive central island with seating for four, creating a sociable hub for cooking and gathering. Herringbone flooring runs through these core living areas, tying the space together beautifully. The utility room continues the home's practical theme, offering additional storage and a neatly arranged stacked washer and dryer setup.

Upstairs, the property offers four well-proportioned bedrooms, each arranged to provide comfort and flexibility for family life or home working. A contemporary shower room serves the first floor, completing the internal accommodation in keeping with the high standard seen throughout the home.

Externally, the rear garden has been fully landscaped to create a well-balanced outdoor space that is both functional and visually appealing. A particular highlight is the large, premium summer house, designed as a fully equipped entertainment space.



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Complete with lighting, seating areas, a bar, pool table, television setup and additional leisure features, it has been thoughtfully created as a versatile extension of the home, perfect for social gatherings or relaxation. Additional storage space further enhances practicality.

Overall, this is a beautifully presented and carefully considered family home, offering a blend of modern design, open-plan living and high-quality finishes, all set within a sought-after and well-known location.

Agents Note

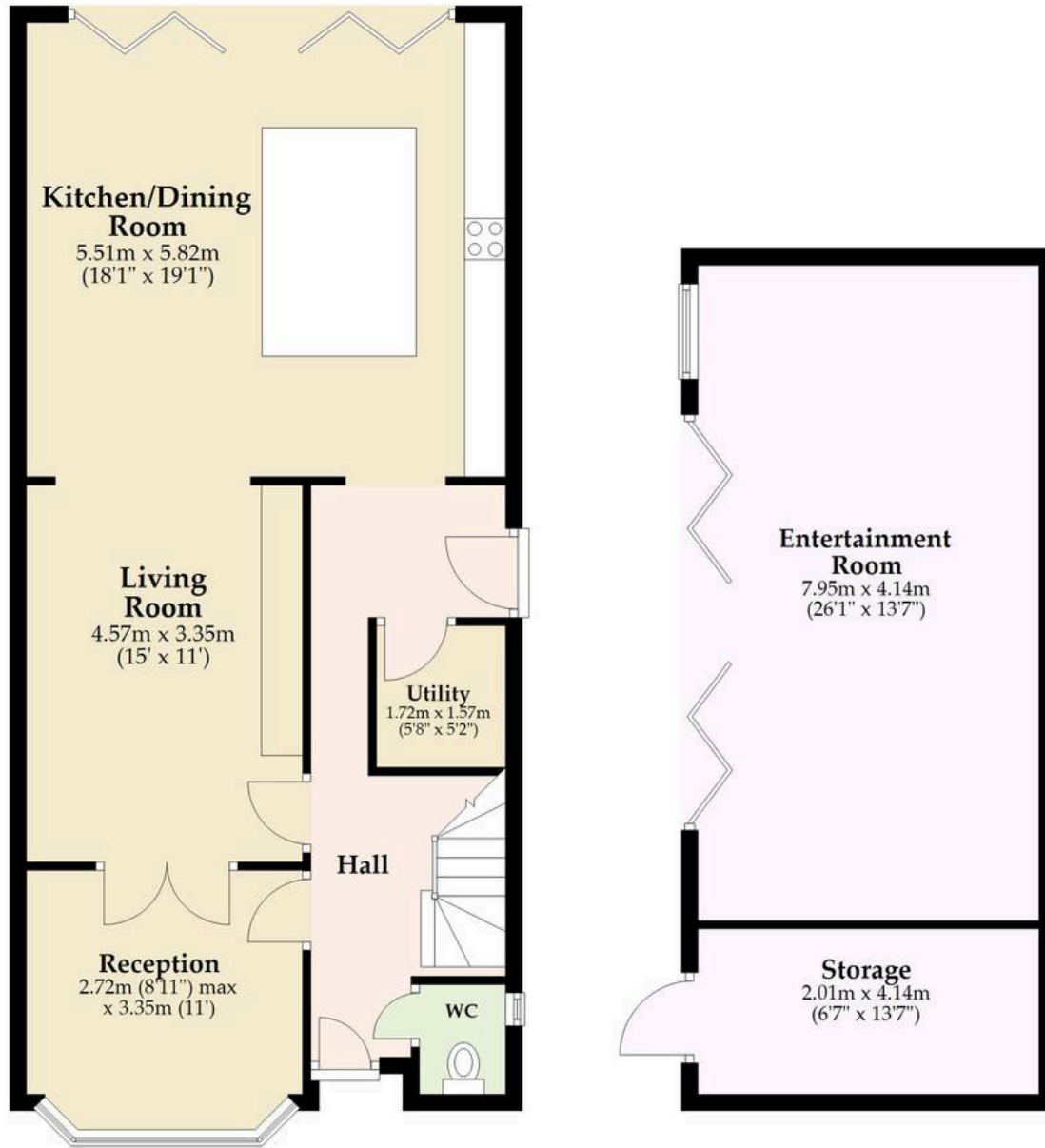
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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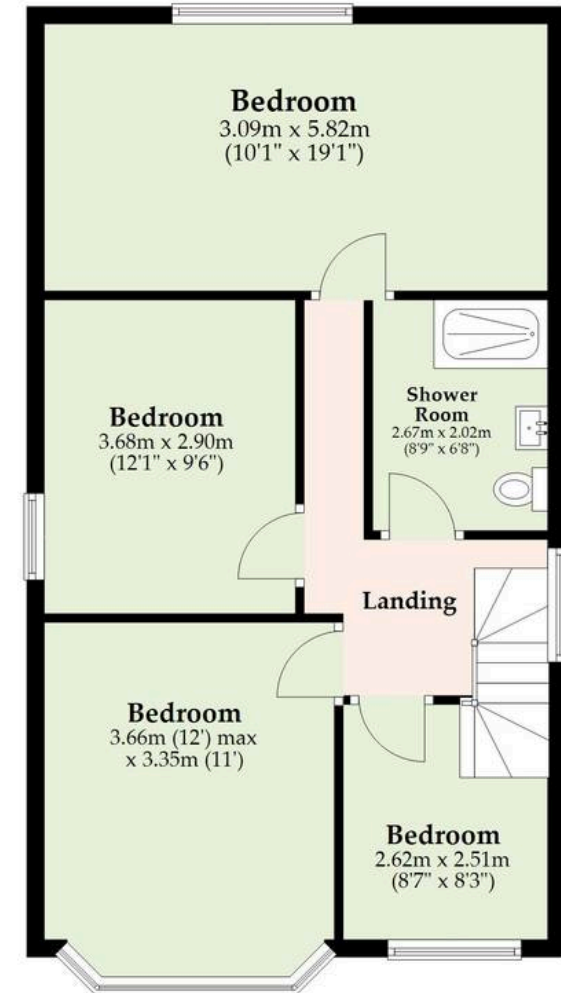
Ground Floor

Approx. 116.9 sq. metres (1258.3 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.5 sq. feet)



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Total area: approx. 179.2 sq. metres (1928.7 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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Meet *Karol*
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Meet *Claire*
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Minors & Brady
Your home, our market



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