



24 Blue Boar Lane, Norwich

Norwich



Minors & Brady

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Norwich

This beautifully presented semi-detached home offers an inviting way of living in one of Sprowston's most desirable cul-de-sacs, bringing together bright interiors, flexible spaces and thoughtful modern touches. The bay-fronted living room provides a light-filled place to unwind, while the impressive open-plan kitchen and dining area, complete with navy cabinetry, integrated appliances, a central island and French doors to the garden, forms a natural setting for everyday life and easy entertaining. A versatile ground-floor bedroom adds welcome flexibility for home working or family needs, supported by a separate utility room and a contemporary bathroom. Upstairs, three further bedrooms offer comfort and privacy, and outside, the private garden with patio and lawn creates a pleasant space to enjoy the outdoors. With a generous brick-weave driveway providing ample parking, this is a home that delivers practicality, style and a relaxed lifestyle in a well-connected Norwich location.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating, boiler is approx. 1 years old.



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- Semi-detached residence positioned down a quiet, residential cul-de-sac in the sought-after Sprowston area of Norwich
- Immaculately presented family home, extended to offer 1,210sqft of spacious and flexible accommodation
- Bay-fronted living room that is filled with an abundance of natural light, accentuated by a feature fireplace
- Impressive open-plan kitchen/dining room with French doors that open out to the garden, creating an effortless flow for everyday living
- Kitchen is equipped with stylish Navy cabinetry, a full-range of integrated appliances, a central island and a functional utility room for laundry appliances
- Flexible ground-floor bedroom with a bay-window and built-in wardrobes, with the potential to be a home office, playroom or a snug
- Ground-floor family bathroom comprising of a contemporary three-piece suite and a convenient first-floor WC
- Three first-floor bedrooms providing comfort and privacy
- A private garden featuring a patio for outdoor seating, a laid to lawn, mature trees and a timber storage shed
- A large brick-weave driveway providing off-road parking for up to four vehicles



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Sprowston, Norwich

Blue Boar Lane sits in a settled part of Sprowston, offering a calm residential setting with mature greenery and easy access to everyday essentials. It's only a short trip into Norwich city centre, typically around 10–15 minutes by car or via regular buses running along Wroxham Road, giving residents a straightforward connection to the wider city. Daily shopping is simple, with Tesco Extra and Lidl close by, along with smaller local services dotted around the surrounding streets.

Green space is a strong point: Blue Boar Lane Park is right on hand, and Sprowston Recreation Ground is within walking distance, providing open fields, play areas, and room for relaxed outdoor time. Families have several schools nearby, including Sprowston Community Academy, Sprowston Infant School, Sprowston Junior School, and White House Farm Primary, all within a practical radius. The area's transport links, local amenities, and accessible parks create an easy, balanced lifestyle that suits both commuters and those who prefer staying close to home.



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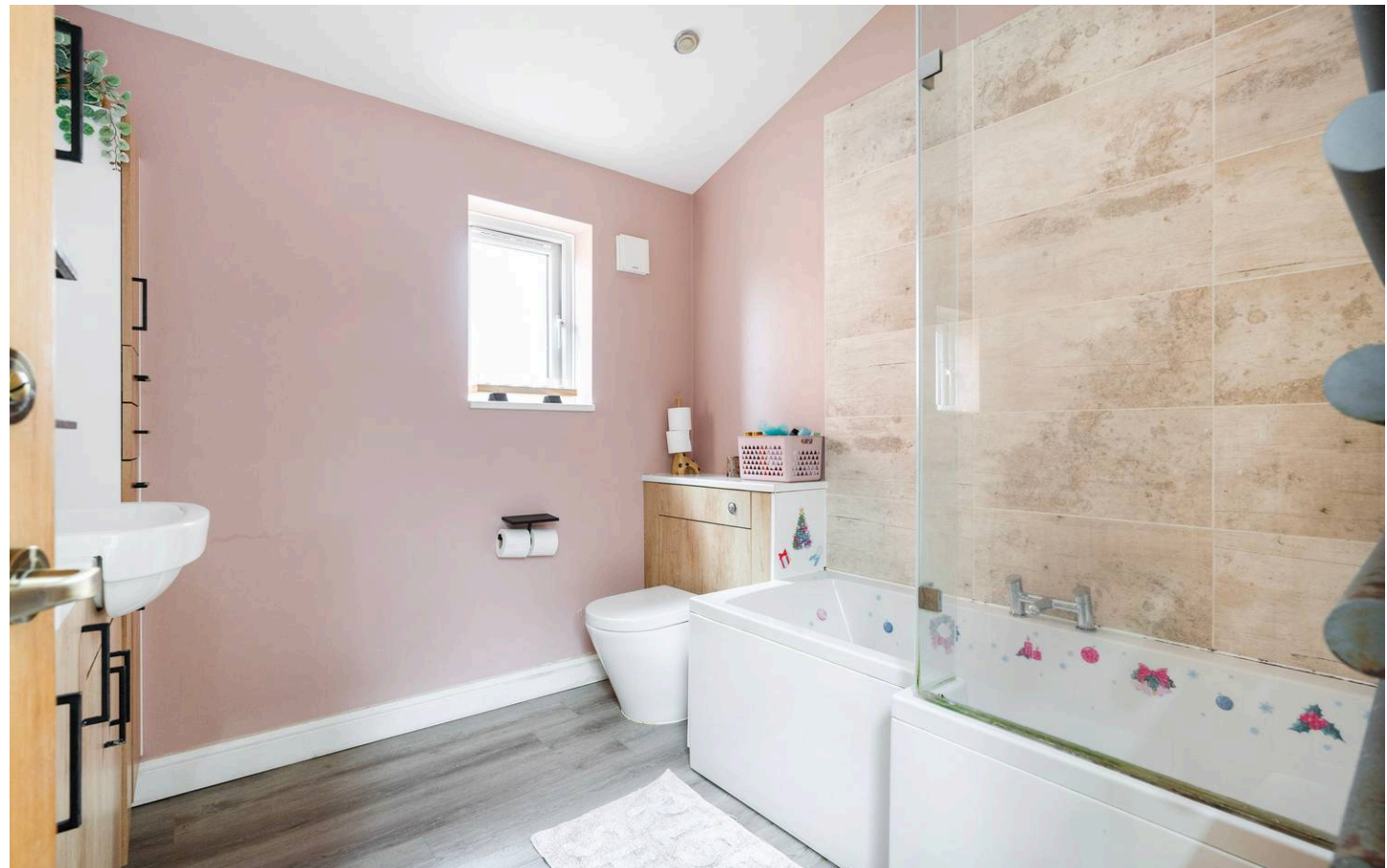
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Set within a peaceful cul-de-sac in the well-regarded Sprowston area of Norwich, this immaculately presented semi-detached residence offers around 1,210 sq ft of thoughtfully extended accommodation. The home has been arranged with modern family life in mind, providing a balance of open sociable spaces and quieter corners that support work, rest and everyday routine.

The entrance hall introduces a bright and uplifting interior, with natural light guiding you through to the main living spaces. The bay-fronted living room has a calm, comfortable feel, enhanced by a feature fireplace that adds character without dominating the room. It's a space that suits both relaxed evenings and informal gatherings.

The open-plan kitchen and dining room forms the central hub of the home. Navy cabinetry and integrated appliances create a clean, contemporary look, while the central island offers a natural point for conversation, cooking and casual meals. French doors open directly onto the garden, allowing the indoors and outdoors to work together seamlessly, ideal for summer dining, supervising children at play or simply enjoying fresh air throughout the day. A separate utility room keeps laundry and household tasks neatly contained, supporting a more organised way of living.



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A versatile ground-floor bedroom sits to the front of the property, complete with a bay window and built-in wardrobes. Its flexibility makes it well suited to a home office, playroom or snug, depending on the needs of the household. The ground-floor bathroom features a contemporary three-piece suite, while a first-floor WC adds further convenience.

Upstairs, three well-proportioned bedrooms provide a sense of privacy and calm. Each room offers a comfortable setting for rest, study or personal space, making the layout particularly appealing to growing families or those seeking room for guests.

The rear garden offers a practical and enjoyable outdoor environment, with a patio for seating, a lawn bordered by mature trees and a timber storage shed for tools and equipment. It's a garden that supports both relaxation and everyday use, with enough space for children, pets or simple weekend pottering.

To the front, a generous brick-weave driveway provides off-road parking for multiple vehicles, adding to the home's overall convenience.

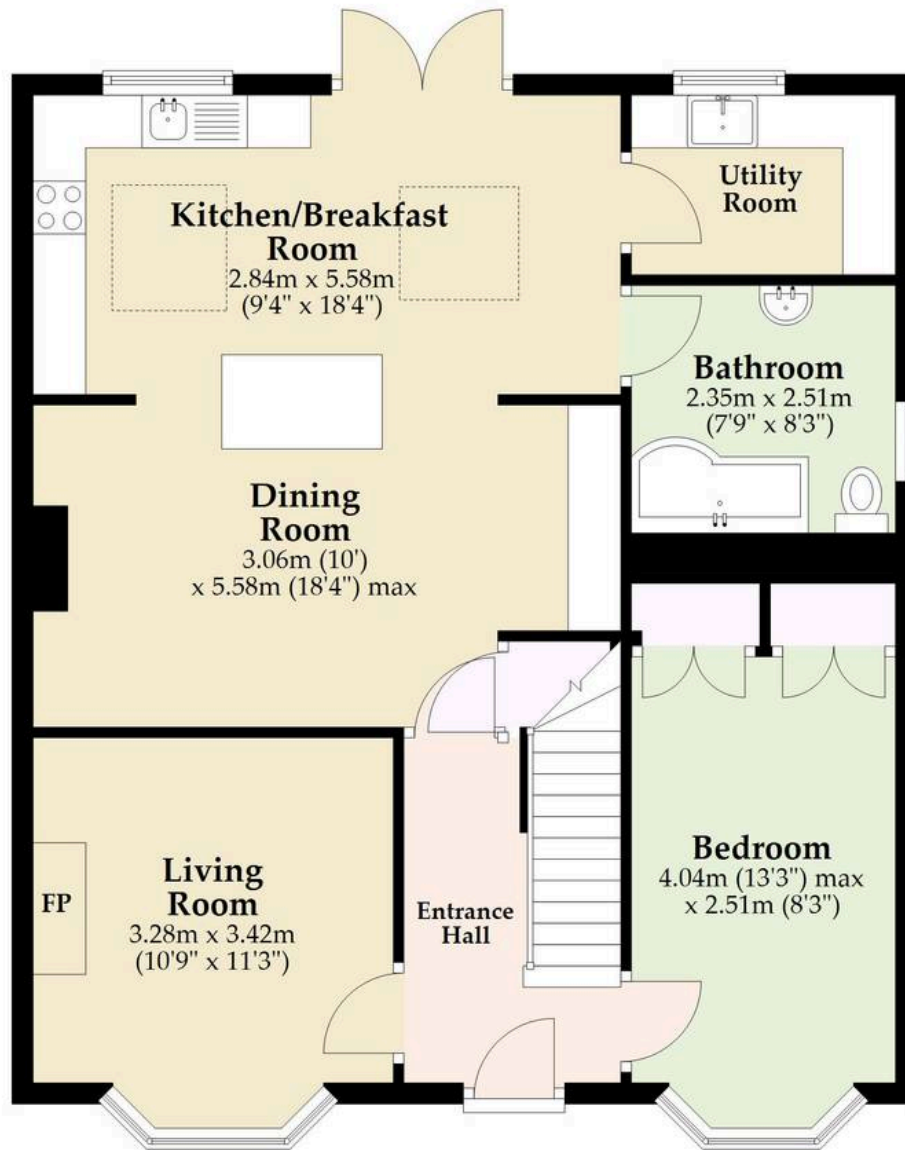
This is a property that supports a well-rounded lifestyle, comfortable, adaptable and ready to move into, in a location known for its strong community feel, local amenities and easy access into Norwich.



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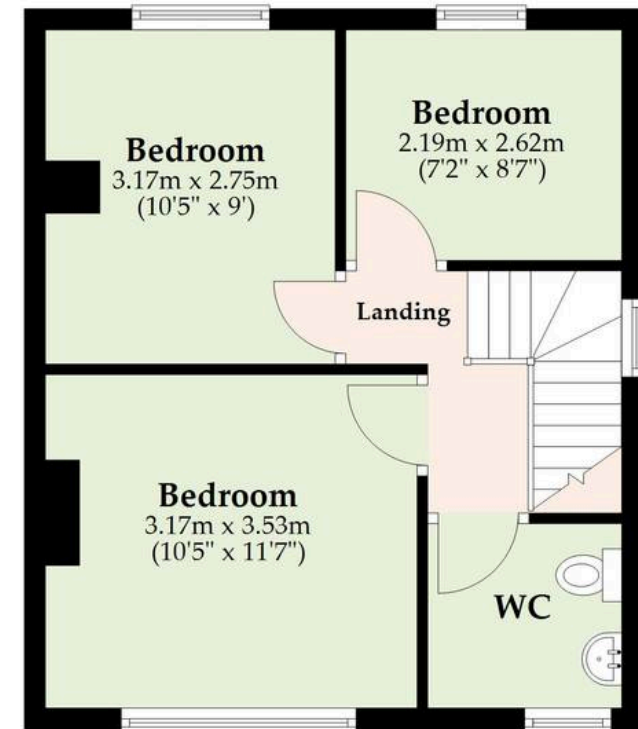
Ground Floor

Approx. 77.2 sq. metres (831.2 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



Total area: approx. 112.4 sq. metres (1210.3 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, 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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