



11 Everett Close, Norwich

Minors & Brady



11 Everett Close

Norwich

Guide price: £475,000 - £500,000.

Positioned within the desirable Manor Reach development in Sprowston, this beautiful four-bedroom detached home by Norfolk Homes combines contemporary design with practical family living in one of the area's most sought-after residential locations.

Offered with tenants in situ until October, the property presents an excellent opportunity for investors seeking an immediate rental income, while also appealing to buyers planning a future move. Enjoying an attractive open outlook and a private position with no direct overlooking to the rear, the property offers generous accommodation, high-quality finishes and an excellent specification throughout. Located just two miles from Norwich city centre, with highly regarded schools, everyday amenities, nearby parks and excellent access to the Northern Distributor Road, this is an exceptional home perfectly suited to modern family life.



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- Sold with tenants in situ until October
- Four generously sized double bedrooms, each with built-in storage, including a main bedroom with sleek en-suite
- Expansive 28ft open-plan kitchen and dining space featuring a central island, wine cooler, induction hob and full suite of integrated appliances
- Bright and spacious lounge with feature sliding doors leading directly to the south-facing rear garden
- Modern family bathroom with full suite including shower over bath and heated towel rail
- Underfloor heating throughout the ground floor, complemented by energy-efficient triple-glazed windows
- Fully enclosed, landscaped rear garden with patio area, sleeper-edged planting beds and lawn - perfect for outdoor dining and relaxation
- Double garage with light, power, and twin doors, alongside a wide driveway accommodating multiple vehicles
- EV charging point installed for added convenience and sustainability
- Separate utility room with additional sink and appliance space, plus a WC

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B



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The Location

Situated within the popular White House Farm development in Sprowston, Everett Close enjoys a modern residential setting just a few miles from Norwich city centre. The area benefits from a wide range of everyday amenities, including supermarkets, local shops, schools, healthcare facilities, and regular bus services, while the nearby Northern Distributor Road provides excellent connections across Norfolk. Norwich city centre is also easily accessible, offering an extensive selection of shopping, dining, leisure, and cultural attractions.

Residents can enjoy nearby green spaces including Mousehold Heath and Catton Park, both offering scenic walking routes and opportunities for outdoor recreation. The area is also well placed for access to the Norfolk Broads and the picturesque east Norfolk coastline, providing plenty of options for weekend outings while enjoying the convenience of a well connected suburban location.

Everett Close, Sprowston

Built to the popular Davenport design, the property showcases a wealth of premium features including underfloor heating throughout the ground floor, triple glazed windows, ceramic floor tiling across the ground floor living spaces and a built in EV charging point.



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A welcoming entrance hall provides access to the principal rooms, while the spacious lounge enjoys sliding doors opening directly onto the south facing rear garden, creating a bright and inviting space for everyday living and entertaining.

The impressive kitchen and dining room forms the heart of the home, offering an extensive range of contemporary units, generous worktop space and a central island. A comprehensive range of integrated appliances, including a fridge freezer, induction hob, double oven, warming drawer, wine cooler and dishwasher, ensures the space is as practical as it is stylish. A separate utility room provides additional storage, integrated laundry facilities and external access, while a ground floor cloakroom completes the accommodation.

Upstairs, the property offers four well proportioned double bedrooms, all benefiting from built in wardrobes or storage cupboards, with fitted carpets extending throughout the first floor and staircase to create a warm and comfortable finish. The principal bedroom enjoys the added luxury of a contemporary en suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a bath and shower over.



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Externally, the south facing rear garden has been thoughtfully landscaped with lawn, patio seating areas and attractive sleeper edged planting, creating a private outdoor space that is not directly overlooked and ideal for both relaxing and entertaining.

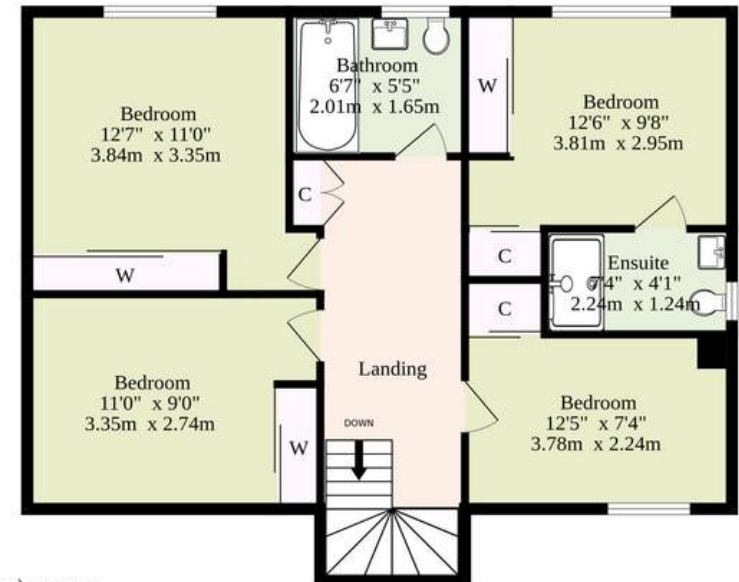
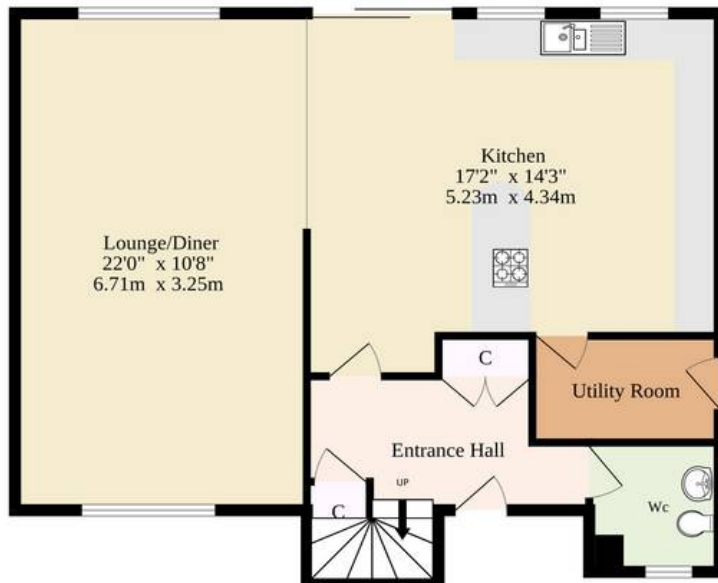
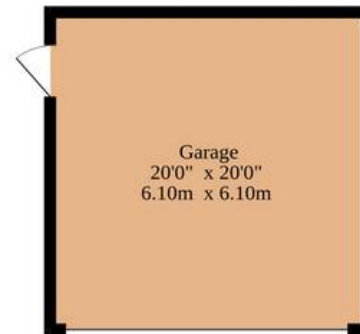
To the front, a generous driveway provides ample off road parking for multiple vehicles and leads to the detached double garage, complete with power and lighting. Combining quality craftsmanship, energy efficient features and an exceptional location, this is a superb family home ready to be enjoyed.



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Ground Floor
1033 sq.ft. (96.0 sq.m.) approx.

1st Floor
576 sq.ft. (53.5 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1609 sq.ft. (149.5 sq.m.) approx.

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.

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Minors & Brady
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