



4 Southall Way, Sprowston

Minors & Brady



4 Southall Way

Sprowston, Norwich

A woodland outlook, beautifully landscaped garden and stylish family living combine to create a home that stands out from the crowd. This impressive four-bedroom detached home enjoys a unique position overlooking protected natural woodland, providing a peaceful view that owners can enjoy for years to come. Inside, a spacious entrance hall, elegant cloakroom, refined sitting room and generous kitchen/dining room deliver both practicality and style. The first floor offers four well-proportioned bedrooms, including a principal bedroom with en-suite, creating excellent space for family life. Outside, the landscaped garden has been thoughtfully designed with mature planting, a patio seating area and a tucked-away sauna, offering a private retreat to unwind and entertain. Further benefits include a larger-than-average garage, tandem driveway parking and a highly desirable setting within easy reach of local amenities.

- Four-bedroom detached home with a protected woodland backdrop
- Peaceful position overlooking established natural greenery
- Impressive entrance hall with elegant marble-effect cloakroom
- Stylish dual-aspect sitting room with feature lighting and garden access
- Spacious open-plan kitchen/dining room designed for modern family living
- Separate utility room providing additional practicality and storage
- Principal suite with en-suite shower room
- Beautifully landscaped rear garden with mature planting and patio terrace
- Private garden sauna tucked away amongst the established surroundings
- Larger-than-average garage and tandem driveway offering excellent parking provision

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The Location

The property enjoys a fantastic position within the ever-popular suburb of Sprowston, one of Norwich's most sought-after residential locations. Situated approximately two miles northeast of Norwich City Centre, the area offers the perfect balance of suburban convenience and easy access to the city, where an excellent selection of shopping, dining, entertainment and cultural attractions can be enjoyed, including the historic Norwich Cathedral, Norwich Castle and the city's charming independent lanes.

Sprowston continues to attract families, professionals and commuters alike thanks to its strong sense of community and wealth of everyday amenities. White House Farm has become a well-known local destination, offering a popular farm shop, traditional butchery, café and additional lifestyle services, creating a unique hub for residents to enjoy throughout the year.

For day-to-day essentials, residents are exceptionally well served, with both Tesco Superstore and Lidl located nearby, while a convenient Tesco Express on Wroxham Road provides easy access to those last-minute necessities. Further retail opportunities can be found at nearby retail parks, offering a wide variety of national retailers, supermarkets, home stores and leisure facilities.

Families are particularly drawn to the area due to the excellent range of schooling options for all ages, with a selection of well-regarded primary and secondary schools available within the local area, making Sprowston a consistently popular choice for growing families.

The area also benefits from excellent public transport links, with regular bus services providing straightforward access into Norwich City Centre, making commuting, shopping or enjoying the city's amenities both simple and convenient. For those travelling further afield, the Northern Distributor Road (NDR) is easily accessible, providing efficient connections around Norwich and to the county's major road networks.

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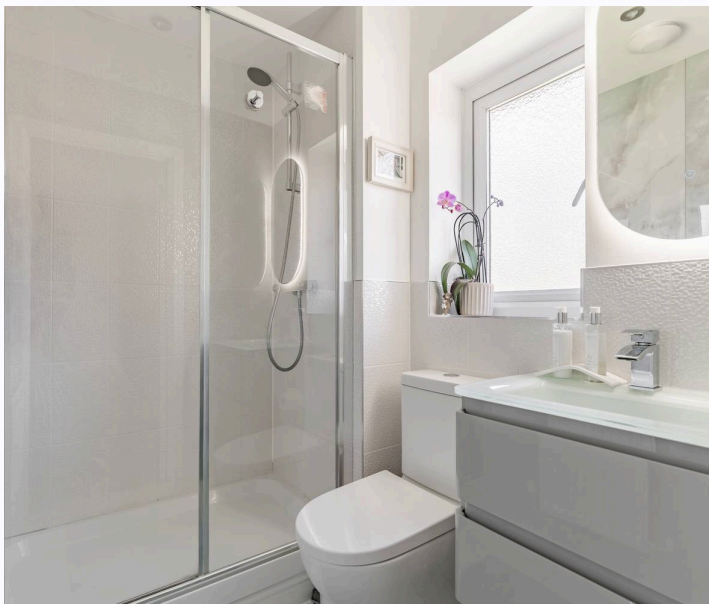
Sprowston, Norwich

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Occupying an enviable position within a popular residential setting, this impressive detached family home enjoys a unique outlook to the front, with protected natural woodland creating a peaceful and attractive backdrop that owners can enjoy with confidence for years to come. The combination of a desirable setting, generous accommodation and thoughtfully landscaped gardens makes this a home perfectly suited to modern family life.

The sense of space is immediately apparent upon entering the property. A generous entrance hallway provides a welcoming first impression, setting the tone for the stylish presentation found throughout. The ground floor cloakroom has been beautifully finished with elegant marble-effect detailing, creating a sophisticated and practical space for both residents and guests.

The sitting room has been carefully designed to offer a comfortable yet refined environment for everyday living. Featuring decorative wall panelling and feature wall art complemented by overhead accent lighting, the room feels both contemporary and inviting. The generous proportions provide ample space for a range of furnishings, while a front-facing window allows natural light to flood the room and frames the attractive woodland outlook. French doors to the rear garden further enhance the room, creating an excellent connection between the indoor and outdoor spaces.



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At the heart of the home lies the impressive kitchen/dining room, designed with both family life and entertaining in mind. The space combines a well-appointed kitchen area with a dedicated dining space, creating a sociable hub where family and friends can gather. Thoughtful acoustic accents add character and texture, while the neutral décor ensures the room feels bright, timeless and ready for a purchaser's own style.

There is space for a range of appliances and plenty of room for dining furniture, making it a highly practical and versatile living space.

Adjoining the kitchen is a separate utility room, providing valuable additional storage and laundry facilities, helping to keep the main living areas organised and clutter-free.

The first floor continues to impress, with four well-proportioned bedrooms arranged around a spacious landing. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. The layout has been designed to suit a variety of lifestyles, whether accommodating a growing family, home working requirements or visiting guests.

Outside, the property enjoys a beautifully landscaped rear garden that has been thoughtfully established to create a private and relaxing environment. A patio seating area offers the perfect place for outdoor dining and entertaining, while mature trees, planting beds, flowers and established shrubs add colour, texture and year-round interest.



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Tucked discreetly within the garden is a fully functional sauna, creating a unique and peaceful retreat for relaxation away from the main house. The garden also provides convenient access into the garage.

Further enhancing the property's appeal is the larger-than-average garage, offering excellent storage potential alongside practical parking solutions. The tandem driveway provides additional off-road parking, while the property's position means only limited neighbouring traffic passes along the access road, contributing to the peaceful feel of the setting.

Agents Note

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



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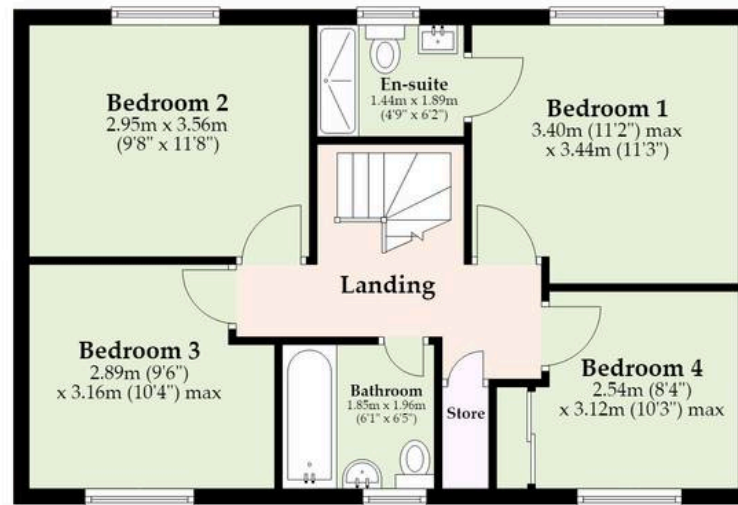
Ground Floor

Approx. 78.8 sq. metres (848.6 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.2 sq. feet)



Total area: approx. 133.3 sq. metres (1434.8 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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