



27 Edwards Road, Norwich

Minors & Brady



27 Edwards Road

Norwich

A home that offers far more than meets the eye, with flexible living space both inside and out. This extended four-bedroom semi-detached property is perfectly suited to growing families, offering spacious accommodation alongside a fantastic range of versatile outbuildings. The generous kitchen/dining room forms the heart of the home, complemented by a comfortable sitting room and shower rooms on both floors. Outside, a substantial hobby room, external office and additional versatile spaces provide endless possibilities for work, leisure and hobbies. The private rear garden creates a wonderful setting for family life, while the sauna and hot tub area adds a touch of luxury. Complete with a garage and brick-weave driveway, this is a property designed to adapt to a variety of lifestyles.

- Extended four-bedroom semi-detached house
- Spacious kitchen/dining room
- Sitting room and two shower rooms
- Four bedrooms off landing
- Large separate hobby room
- External office ideal for home working
- Sauna and hot tub relaxation room
- Versatile outbuildings with multiple uses
- Large private rear garden
- Garage and brick-weave driveway with off-road parking



M&B



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.





27 Edwards Road

Norwich

Edwards Road, Sprowston

Situated on Edwards Road in the popular suburb of Sprowston, this extended four bedroom semi-detached home presents a wonderful opportunity for families seeking both space and flexibility.

Offering well-proportioned accommodation throughout, alongside an impressive collection of outbuildings and leisure facilities, the property is perfectly suited to modern family living, home working and a range of hobbies.

The main house is arranged over two floors and features a welcoming sitting room, providing a comfortable setting for everyday relaxation. The heart of the home is undoubtedly the spacious kitchen/dining room, which offers ample room for family meals, entertaining guests and busy day-to-day life.

A practical ground floor shower room adds convenience, while the first floor hosts four bedrooms accessed from the landing, together with a further shower room serving the family accommodation.

One of the standout features of this property is the wealth of additional space available outside the main house. A substantial hobby room offers excellent flexibility and could be utilised for a variety of purposes including a games room, workshop, fitness space or creative studio, subject to individual requirements.

Adjacent versatile rooms further enhance the property's adaptability, creating the perfect environment for those who require dedicated areas for hobbies, storage or home-based activities.



M&B



27 Edwards Road

Norwich

For buyers working remotely, the external office space provides a valuable separation from the main living accommodation, creating an ideal setting for home working, studying or running a business from home.

The outdoor leisure facilities are equally impressive, with a dedicated relaxation room incorporating a sauna and hot tub area. Whether unwinding after a busy day or entertaining friends and family, this unique addition creates a private retreat rarely found in homes of this type.

Outside, the property enjoys a generous and private rear garden offering plenty of space for children to play, gardening enthusiasts to enjoy, or outdoor entertaining during the warmer months. The garden complements the versatile accommodation perfectly, creating an excellent balance between indoor and outdoor living.

To the front, a brick-weave driveway provides off-road parking and leads to the garage, offering further storage and practicality for family life.

Agents Note

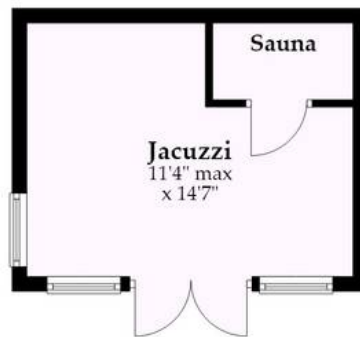
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B



Outbuildings
Approx. 521.8 sq. feet



Ground Floor
Approx. 617.0 sq. feet



First Floor
Approx. 537.2 sq. feet



Total area: approx. 1676.1 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*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk