



19 Bolton Road, Sprowston

Minors & Brady

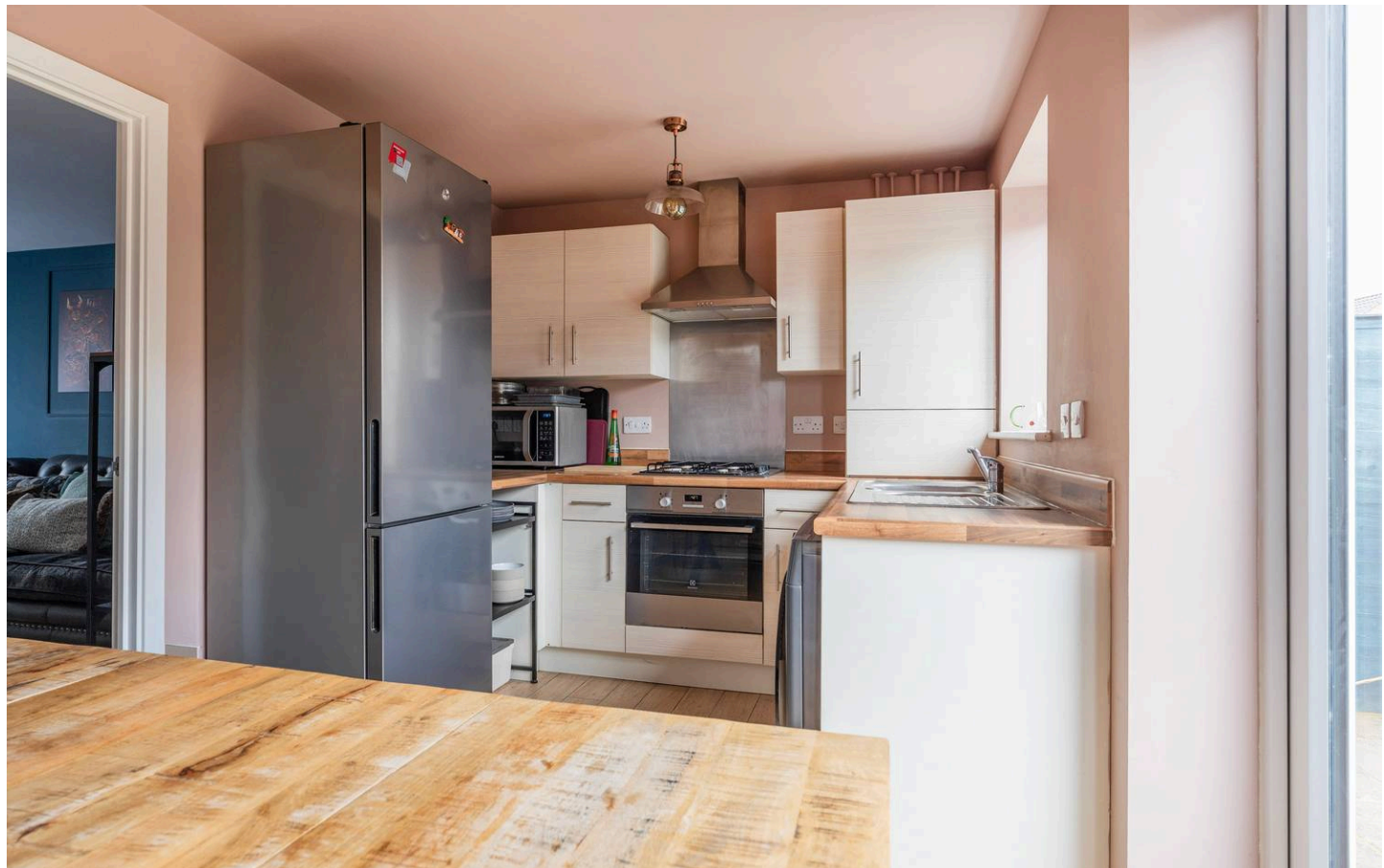


19 Bolton Road

Sprowston, Norwich

Owned with no rent to be paid. Offered under a Discounted Market Sale scheme in line with scheme guidelines, this is a fantastic opportunity for eligible buyers to secure a modern home at 80% of market value. Beautifully presented throughout, this two-bedroom home offers bright and comfortable accommodation well suited to first-time buyers, small families and those looking to downsize. The spacious kitchen/diner provides a sociable hub of the home with direct access to the garden, while the generous bedrooms offer plenty of space for modern living. Outside, the enclosed rear garden has been further enhanced with an additional patio area, creating extra room for relaxing and entertaining. Positioned within a sought-after location close to local amenities and transport links, the property combines convenience with a contemporary feel throughout.

- Available at 80% of full market value
- Discounted Market Sale scheme opportunity
- Beautifully presented home throughout
- Bright and spacious lounge accommodation
- Modern kitchen/diner with garden access
- Two generous bedrooms with ample space
- Ground floor cloakroom for added convenience
- Enclosed rear garden with additional patio
- Popular Sprowston location near local amenities
- Easy access to Norwich and the NDR



M&B



19 Bolton Road

Sprowston, Norwich

The Location

The property enjoys a fantastic position in the ever-popular and highly requested area of Sprowston, just two miles northeast of Norwich City Centre. This prime location combines suburban ease with excellent access into the city, where a vibrant mix of shops, restaurants, historic landmarks and leisure facilities await, from the charming lanes to the iconic Norwich Cathedral, it's all within easy reach.

Sprowston itself has become increasingly favoured thanks to its strong community feel and extensive local amenities. White House Farm is a standout, offering a renowned farm shop, traditional butchery, café, and even on-site beauty and hairdressing salons, creating a lovely lifestyle hub right on your doorstep.

Both Lidl and Tesco are also within close proximity, making everyday essentials and larger grocery shops easy to manage. Families are particularly drawn to the area for its well-regarded schooling options and catchment appeal, with several popular schools nearby.

Outdoor space is well catered for too, with a range of parks and green areas offering great spots for walks, play or weekend relaxation. Commuters will appreciate the quick access to the Northern Distributor Road (NDR), streamlining journeys around the city and beyond, while Norwich's central attractions remain just minutes away, whether by car or public transport.



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Bolton Road, Sprowston

Situated within a sought-after residential location, this attractive two-bedroom home offers bright, well-presented accommodation throughout and is available through an affordable housing scheme at 80% of market value, presenting an excellent opportunity for eligible buyers to secure a modern home in a desirable area.

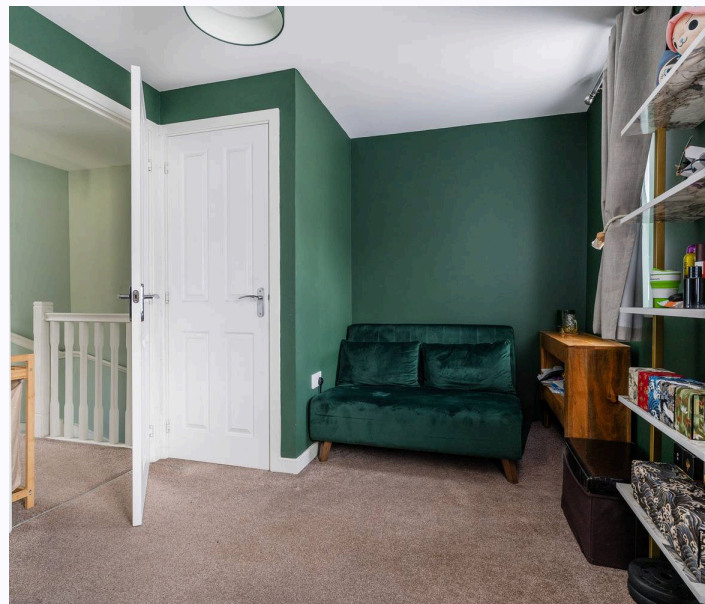
The property welcomes you through an entrance hall, creating an inviting first impression and providing access to the principal ground floor accommodation. The lounge is a comfortable and well-proportioned space, filled with natural light and perfectly suited to both relaxing and entertaining.

To the rear of the property, the kitchen/diner forms the heart of the home. Finished in a modern style, it provides ample storage and workspace alongside room for dining, making it a practical and sociable area for everyday living. Doors open directly onto the rear garden, helping to create a seamless connection between indoor and outdoor spaces.

The ground floor further benefits from a convenient cloakroom, adding practicality for both residents and visiting guests.

Upstairs, the property offers two generous bedrooms and a family bathroom. Both bedrooms provide comfortable accommodation with plenty of space for furnishings, making the home well suited to a variety of buyers.

Outside, the enclosed rear garden provides a private space to enjoy throughout the year.



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Designed to offer a balance of practicality and enjoyment, the garden features a lawn alongside a patio area, with the addition of a second patio creating further opportunities for outdoor seating, dining and entertaining.

Combining modern presentation, generous accommodation and an attractive position close to local amenities, this delightful home offers an excellent opportunity for buyers seeking affordable home ownership within a popular and well-connected location.

Agent's Note

The property is offered for sale freehold and benefits from mains water, electricity, gas and drainage.

There is an annual maintenance charge of approximately £100, payable to RMG Management, for the upkeep of communal areas. Buyers are advised that this figure is subject to confirmation by their legal representative.

This property is offered for sale under a Discounted Market Sale (DMS) scheme at 80% of the full Open Market Value (OMV). The reduced purchase price reflects a permanent discount, which is secured via a restriction on the Land Registry title, ensuring the property remains an affordable home in perpetuity and is subject to specific terms and conditions set by the scheme provider.

Purchasers must meet the scheme's eligibility criteria, which include a requirement for a local connection to the Broadland district, alongside other conditions that may apply, such as income thresholds and/or first-time buyer status. Prospective applicants will be required to formally demonstrate that they satisfy all relevant eligibility requirements and provide appropriate supporting documentation.

Dreaming of this home?
Let's make it a *reality*.



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Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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