



8 Partridge Close, Sprowston

Minors & Brady



8 Partridge Close

Sprowston, Norwich

Occupying a desirable position within one of Sprowston's most popular developments, this stylish three-bedroom townhouse offers modern living across three thoughtfully arranged floors. Beautifully presented throughout and designed with today's lifestyles in mind, the property provides bright, versatile accommodation, a spacious open-plan living area, private garden and off-road parking. Whether you're taking your first step onto the property ladder, looking for more space or seeking a home that is ready to move straight into, this attractive residence offers comfort, convenience and a wonderful sense of home from the moment you arrive.

Agents Notes

Freehold.

Estate charge: £104 per year.

Gas central heating system.

Connected to mains electricity, water, gas and drainage.



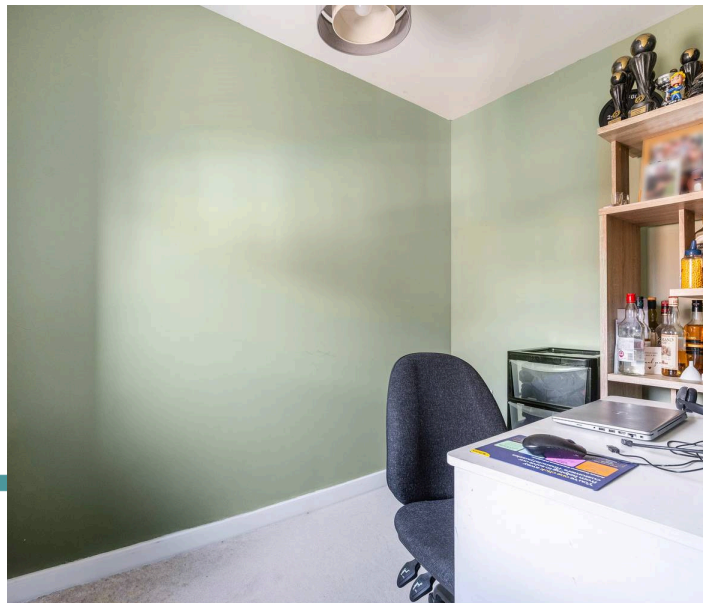
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8 Partridge Close

Sprowston, Norwich

- Attractive three-storey townhouse positioned within a sought-after residential development in the popular suburb of Sprowston
- Bright and well-presented interiors throughout, thoughtfully arranged across three floors to provide versatile accommodation
- Impressive open-plan kitchen, dining and living space forming the heart of the home, ideal for both everyday living and entertaining
- Contemporary kitchen fitted with a range of modern cabinetry, integrated appliances and generous preparation space
- Spacious principal bedroom occupying the entire second floor, creating a private sanctuary with an abundance of natural light
- Two further well-proportioned bedrooms offering flexibility for family life, visiting guests or home working requirements
- Stylish family bathroom complemented by a practical ground floor cloakroom
- Enclosed rear garden featuring a patio seating area and lawn, providing an enjoyable setting for outdoor dining and relaxation
- Private driveway offering convenient off-road parking, together with a useful external storage shed
- Conveniently located within easy reach of local amenities, well-regarded schools, green spaces and transport links to Norwich city centre



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Partridge Close

Located within one of Sprowston's most desirable residential settings, this beautifully presented three-bedroom townhouse offers stylish, contemporary accommodation arranged over three floors. Well suited to first-time buyers, professionals and young families, the property provides versatile living space, modern finishes and a layout designed to meet the demands of everyday life.

The entrance hall leads into an impressive open-plan kitchen, dining and living space, creating a bright and sociable heart to the home. The kitchen is fitted with a range of modern wall and base units with coordinated work surfaces, alongside an integrated oven and hob, fridge/freezer and washing machine. There is ample space for both dining and relaxing, while patio doors draw natural light into the room and provide direct access to the garden, making it an ideal setting for entertaining, family gatherings or quieter moments at home. A useful ground floor cloakroom adds further practicality.

On the first floor are two generously sized bedrooms, each offering comfortable and flexible accommodation that could equally serve as guest rooms, children's bedrooms or a dedicated home office. These rooms are served by a contemporary family bathroom, fitted with a bath and shower over, wash basin and WC.



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Occupying the entirety of the top floor, the principal bedroom is a particularly attractive feature of the property. Enjoying a sense of privacy away from the main accommodation, this spacious room is filled with natural light from multiple roof windows and provides an excellent principal suite with plenty of space for furnishings and storage.

Outside, the property continues to impress. To the front, a private driveway provides convenient off-road parking. The enclosed rear garden has been designed for ease of maintenance, featuring a patio area for outdoor dining and seating, a lawned section and two useful storage sheds, creating an enjoyable outdoor space for both adults and children.

Offering modern, move-in-ready accommodation in a highly sought-after location, this attractive townhouse presents an excellent opportunity to enjoy a well-connected lifestyle within easy reach of local amenities, respected schools, green spaces and Norwich city centre. Beautifully presented throughout, it is a home that is ready to be enjoyed from day one.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

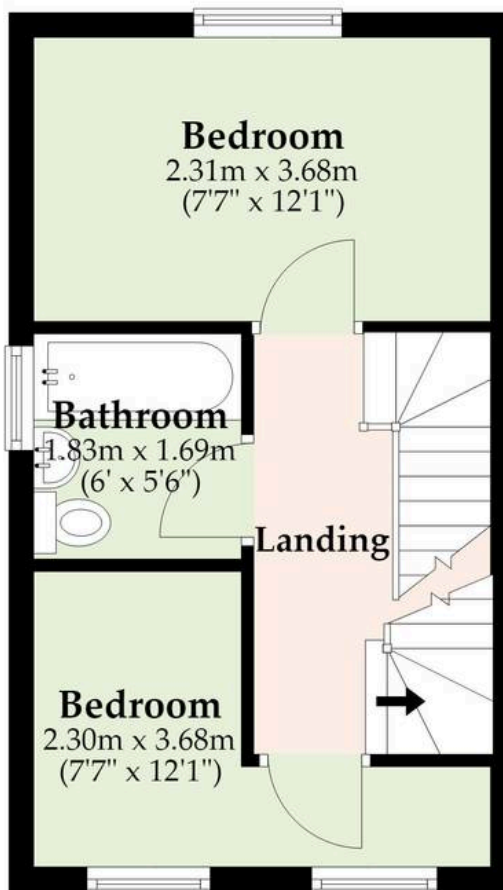
Ground Floor

Approx. 25.0 sq. metres (268.7 sq. feet)



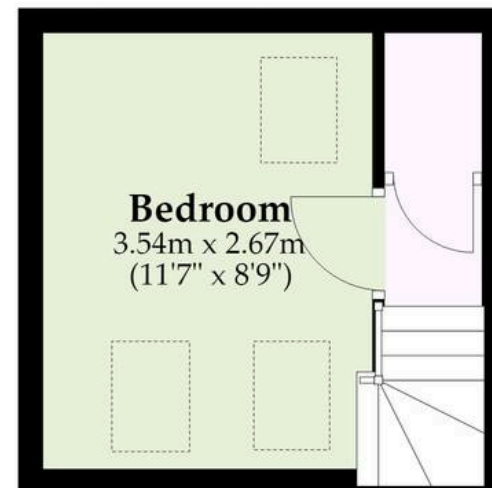
First Floor

Approx. 24.9 sq. metres (268.0 sq. feet)



Second Floor

Approx. 12.6 sq. metres (135.6 sq. feet)



Total area: approx. 62.5 sq. metres (672.3 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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