



38 Leveson Road, Norwich

Minors & Brady



Stylishly modernised and surprisingly spacious, this superb Sprowston chalet bungalow is ready to move straight into. Having undergone a programme of improvements including a new kitchen, bathroom, boiler, patio doors and redecoration throughout, the property offers a fresh and contemporary feel from the moment you step inside. The versatile layout includes a generous sitting room with a recently installed log burner, a beautifully appointed kitchen diner and three bedrooms arranged across two floors. A standout feature is the impressive first-floor eaves room, providing valuable additional space to suit a variety of needs. Outside, the landscaped rear garden combines lawn, colourful borders and a secluded seating area, while off-road parking adds everyday convenience. Situated in a sought-after part of Sprowston, this is an ideal home for buyers seeking flexible accommodation, modern comforts and excellent outdoor space.

- Beautifully improved semi-detached chalet bungalow in a sought-after Sprowston location
- Recently fitted kitchen, bathroom, boiler and redecoration completed throughout
- Spacious sitting room featuring a recently installed log burner
- Modern gloss white kitchen dining room with ample storage and breakfast bar seating
- Two sets of patio doors connecting the home to the rear garden
- Three bedrooms arranged across two floors, offering flexible accommodation
- Large first-floor eaves room ideal as a dressing room, study, hobby room or additional storage
- EV charging point installed, providing convenient home charging for electric vehicles
- Landscaped rear garden with lawn, established borders and a stoned seating area



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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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Leveson Road, Sprowston

Beautifully updated and deceptively spacious, this semi-detached chalet bungalow in the heart of Sprowston has been thoughtfully improved throughout, creating a stylish and versatile home perfectly suited to modern living. Benefiting from a new kitchen, new bathroom, new boiler, replacement patio doors and tasteful redecoration, the property is ready to move straight into and enjoys a wonderful balance of character and contemporary comfort.

The property is approached via a driveway providing off-road parking and opens into a welcoming entrance hall. To the front, a generous sitting room offers an inviting space to relax, with the addition of a feature log burner creating a cosy focal point, perfect for the colder months. Large patio doors flood the room with natural light and provide direct access to the garden, further enhancing the sense of space.

At the heart of the home is a stunning kitchen dining room, recently refitted with an attractive range of high-gloss white units providing an abundance of storage. Thoughtfully designed for both everyday living and entertaining, the kitchen features extensive work surfaces, integrated cooking facilities and a practical breakfast bar seating area. A second set of patio doors connects the dining space to the garden, creating an ideal indoor-outdoor lifestyle during the warmer months.



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The ground floor also accommodates two well-proportioned double bedrooms, both offering comfortable and versatile accommodation. Serving these rooms is a stylish modern bathroom, recently replaced and complemented by a separate WC, providing added convenience for family life and visiting guests.

To the first floor, the accommodation continues with a spacious double bedroom and an adjoining large eaves room. This versatile area offers a wealth of potential and could be utilised as a dressing room, hobby space, home office, storage area or occasional accommodation, depending on individual requirements.

Outside, the landscaped rear garden has been carefully designed to provide year-round enjoyment. A neatly maintained lawn is bordered by attractive planted beds, while a stoned seating area to the rear creates the perfect spot for outdoor dining, entertaining or simply relaxing in the sunshine. The driveway provides off-road parking and is further enhanced by the addition of an EV charging point.

Combining generous accommodation of approximately 1,297 sq. ft., quality improvements throughout and a sought-after Sprowston location, this attractive chalet bungalow presents an excellent opportunity for buyers seeking a spacious home with nothing to do but move in and enjoy.

Agent's Note

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

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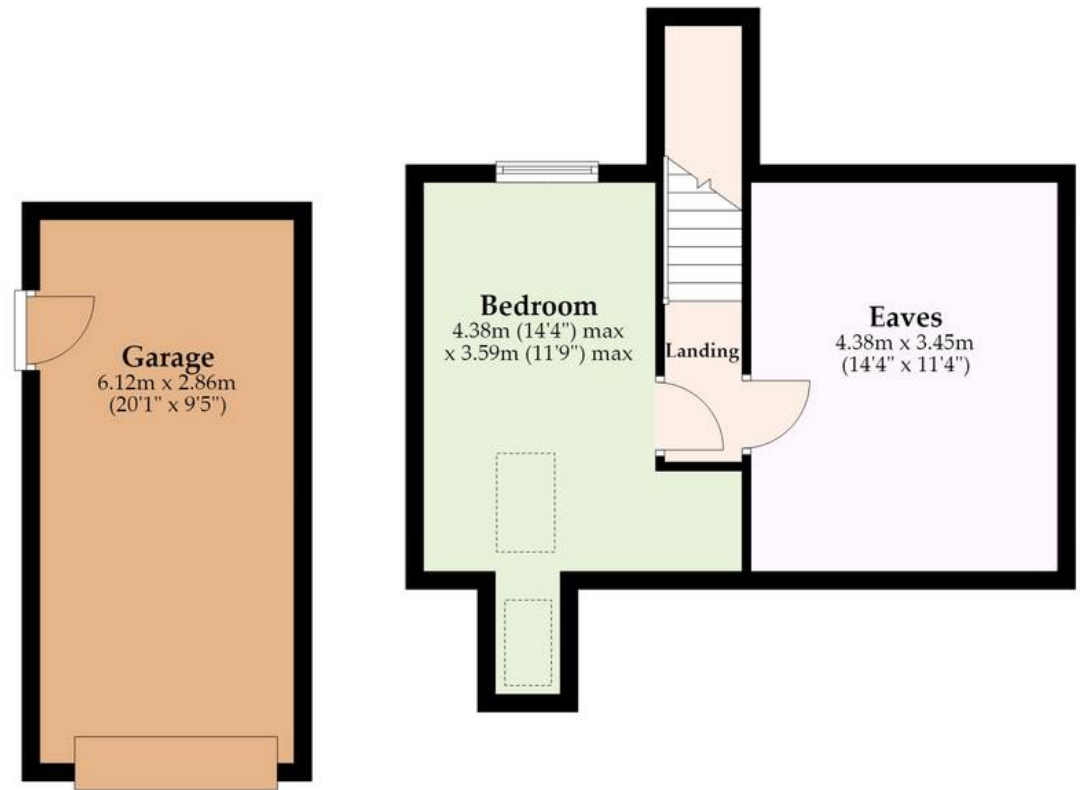
Ground Floor

Approx. 86.7 sq. metres (933.5 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.1 sq. feet)



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Total area: approx. 120.5 sq. metres (1297.6 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.

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