



14 St. Marys Grove, Norwich

Minors & Brady



14 St. Marys Grove

Norwich

A fantastic family home in one of Sprowston's most desirable residential locations. This well-presented four-bedroom property offers bright, spacious and flexible accommodation, perfectly suited to modern family living. The ground floor enjoys an excellent flow between the living and dining spaces, creating an inviting environment for both everyday life and entertaining. A stylish kitchen with an attractive blue tiled splashback and space for appliances adds further appeal. Outside, the landscaped rear garden provides a private-feeling space to relax, while off-road parking is available to the front. Combining versatile accommodation with a sought-after setting, this is a home that is ready to move straight into and enjoy.

- Four-bedroom detached family home
- Highly sought-after Sprowston location
- Spacious and versatile accommodation throughout
- Open-plan feel between lounge and dining areas
- Fitted kitchen with striking blue tiled splashback
- Space for a range of freestanding appliances
- Ground floor bedroom ideal as a home office
- Principal bedroom with en-suite shower room
- Private, landscaped rear garden perfect for entertaining
- Off-road parking to the front for added convenience





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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St. Mary's Grove, Sprowston

Situated in the highly sought-after area of Sprowston, this well-presented four-bedroom home offers spacious and versatile accommodation, making it an ideal choice for families. Occupying a pleasant position within a popular residential setting, the property benefits from a bright and neutral interior throughout, having been thoughtfully maintained to provide comfortable, ready-to-move-into living space.

The ground floor features a welcoming entrance hall leading into a generous lounge filled with natural light, while the separate dining area enjoys direct access to the rear garden, creating an attractive open-flow layout that is perfectly suited to modern family living and entertaining. The modern kitchen is fitted with an attractive range of units, complemented by a stylish varied blue tiled splashback, and offers ample worktop space along with room for appliances.

A versatile fourth bedroom is located on the ground floor, providing flexibility for a growing family and offering potential as a home office, study or hobby room.



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Upstairs, there are three further bedrooms, including a spacious principal bedroom which benefits from its own en-suite shower room. A family bathroom serves the remaining bedrooms and is finished in a bright, neutral style.

Externally, the property offers the convenience of off-road parking to the front. To the rear, the enclosed garden has been thoughtfully landscaped to create an attractive and private-feeling outdoor space, ideal for both relaxation and entertaining. Featuring a combination of lawn, patio seating areas and established planting, it provides an excellent setting for family life.

Agent's Note

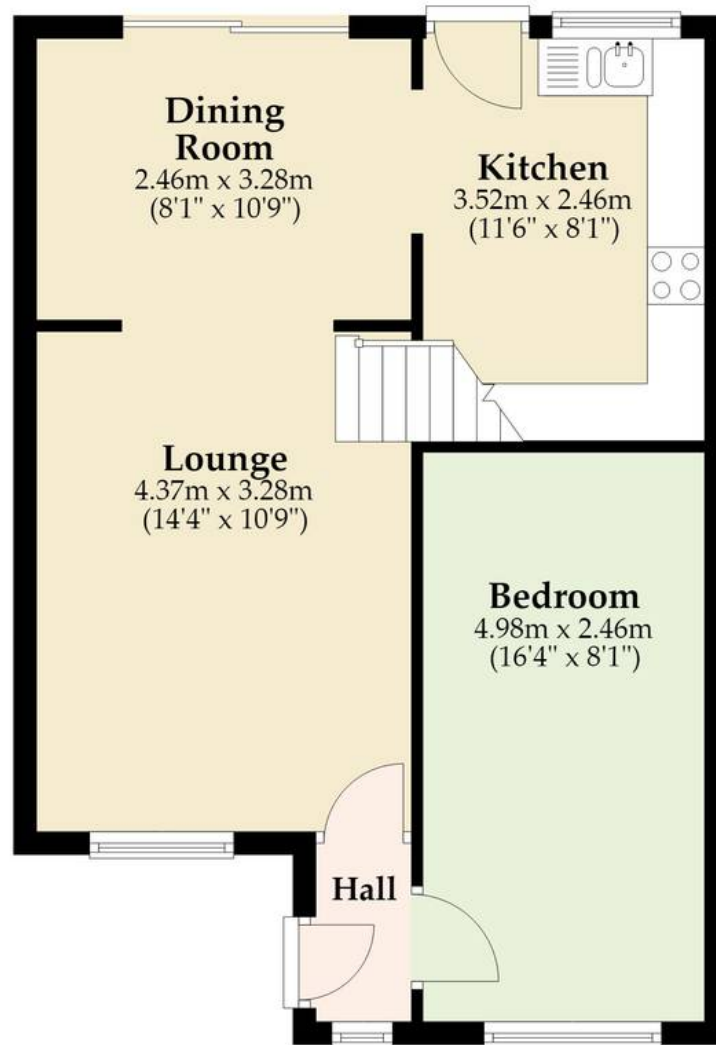
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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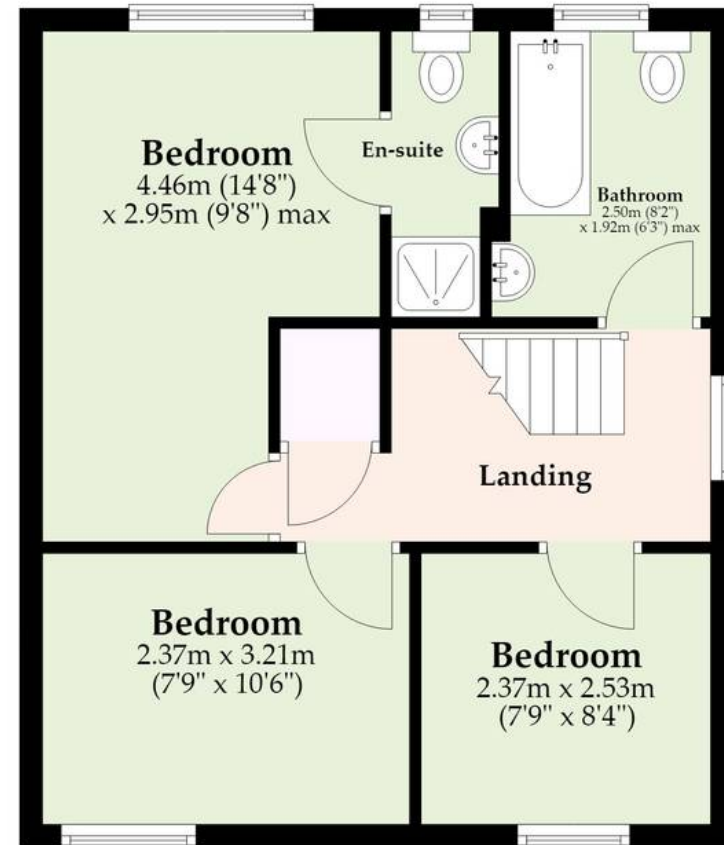
Ground Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



Total area: approx. 86.6 sq. metres (932.5 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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Minors & Brady
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