



13 Blenheim Road, Norwich

Minors & Brady



13 Blenheim Road

Norwich

A superbly extended family home offering an exceptional amount of versatile living space and five double bedrooms. Beautifully presented throughout, the property centres around a stylish open-plan kitchen/diner designed for modern family living and entertaining. Natural light pours into this impressive space through skylights and bi-folding doors, creating a bright and welcoming atmosphere. Three ensuite bedrooms, including a generous principal suite with dressing room, provide comfort and privacy for the whole family. Further benefits include a study, utility room, off-road parking and a flexible ground floor bedroom. Outside, a low-maintenance south-facing garden and detached outbuilding complete this impressive move-in-ready home.

- Extended semi-detached home with generous family accommodation throughout
- Five well-proportioned bedrooms arranged across two spacious floors
- Three private ensuite bath or shower rooms serving selected bedrooms
- Impressive principal suite with dressing room and four-piece ensuite
- Spacious open-plan kitchen/diner designed for modern family living
- Underfloor heating, integrated appliances and a wood-burning stove
- Bright and airy living space with skylights and bi-folding doors
- Separate study, ideal for home working or household administration
- South-facing rear garden designed with low maintenance in mind
- Driveway parking for multiple vehicles and versatile outbuilding with W.C.





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The Location

Sprowston is a well-served and increasingly popular residential area offering a wide range of everyday amenities and lifestyle conveniences. The property is within walking distance of Sparhawk School, making it particularly appealing for families, while a local Tesco provides easy access to daily essentials. For more extensive shopping, residents benefit from nearby larger stores including Tesco Superstore and Lidl, offering a broad selection of groceries and household goods.

The area is well connected by regular bus services, providing straightforward access into Norwich city centre and surrounding areas without the need to drive. Sprowston also offers a number of green spaces and parks, ideal for dog walking, children's play, and outdoor relaxation, contributing to the area's family-friendly feel.

Leisure and lifestyle options are further enhanced by Sprowston Manor, which features a hotel, golf course, spa, and fitness facilities open to members and visitors. A short distance away, White House Farm is a well-known local attraction, home to a farm shop, café, plant centre, and a selection of independent businesses including hair and beauty services, making it a popular spot to visit throughout the year.

For commuters, the Northern Distributor Road (NDR) is easily accessible, providing efficient routes around Norwich and linking quickly to the A47 for travel further afield. In addition to Sparhawk School, there are several other schooling options in and around Sprowston, covering a range of age groups, and Norwich city centre is just a short drive away, offering a comprehensive mix of retail, dining, cultural, and entertainment amenities.



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13 Blenheim Road

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Blenheim Road, Sprowston

This is the kind of home that immediately stands out from the crowd, offering an impressive amount of versatile living space, contemporary finishes throughout, and a layout perfectly suited to modern family life. Extended and thoughtfully designed, this semi-detached property delivers generous accommodation across two floors, combining practicality with style in a highly desirable location.

Stepping inside, a welcoming entrance hall provides access to a dedicated study, creating an ideal space for home working, alongside a comfortable sitting room that offers a cosy retreat away from the main living areas. The true heart of the home is the stunning open-plan kitchen and dining space, designed with both everyday family living and entertaining in mind. Flooded with natural light from skylights and bi-folding doors, this impressive room enjoys a bright and airy feel throughout.

Stylish cabinetry provides excellent storage, while integrated appliances, generous work surfaces, underfloor heating, and a charming wood-burning stove combine to create a space that is as practical as it is attractive. A separate utility room and convenient ground floor cloakroom add further functionality, while a ground floor bedroom offers flexibility for guests, multi-generational living, or additional workspace if required.



M&B



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The first floor continues to impress, with four well-proportioned double bedrooms accessed from the landing. The principal suite is a standout feature, offering a luxurious and spacious environment complete with a dressing room and an elegant four-piece ensuite bathroom featuring a freestanding bath and walk-in shower. Two further bedrooms benefit from their own private ensuite shower rooms, providing comfort and convenience for family members or visitors. A fifth bedroom completes the accommodation, ensuring ample space for growing families.

Outside, the property is set back from the road behind a generous driveway providing off-road parking for multiple vehicles. To the rear, the south-facing garden has been designed for low-maintenance enjoyment, creating a fantastic outdoor space to relax, entertain, or spend time with family and friends. An additional outbuilding, complete with its own W.C., offers excellent versatility and could serve as a home office, studio, hobby room, gym, or entertaining space depending on individual requirements.

Agent's Note

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



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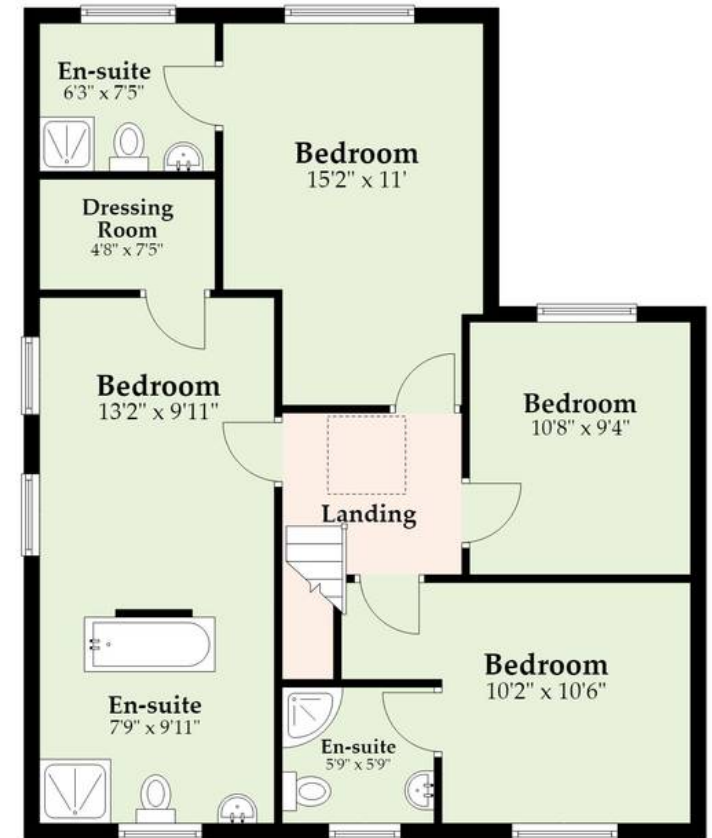
Ground Floor

Approx. 1158.8 sq. feet



First Floor

Approx. 813.9 sq. feet



Total area: approx. 1972.7 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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Dreaming of this home?
Let's make it a *reality*.



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Meet *Karol*
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Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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