



10 Mousehold Lane, Norwich

In Excess of £290,000

Minors & Brady



A character-filled 1930s home with impressive living space and a beautifully designed low-maintenance garden. Set within the popular area of Sprowston, this three-bedroom semi-detached property combines period charm with practical modern-day living. The generous layout includes two reception rooms, a well-equipped kitchen and a versatile extended sitting room/utility space, offering flexibility for a variety of lifestyles. Thoughtful improvements, including external wall insulation, have enhanced the home's comfort and energy efficiency. Outside, the tiered rear garden has been designed for enjoyment rather than upkeep, featuring decking, patio areas, a summer house and excellent entertaining space. Complete with off-road parking for three vehicles, this is a home that stands out for both its personality and practicality.

- Attractive 1930s semi-detached home combining character features with stylish, modern-day living
- Generous accommodation including three well-proportioned bedrooms and two spacious reception rooms
- Bright bay-fronted living room flowing through to a dedicated dining space, ideal for family life and entertaining
- Well-equipped kitchen complemented by a versatile extended sitting room/utility area offering flexible additional living space
- Large and welcoming entrance hall creating an excellent first impression and enhancing the sense of space throughout
- Energy-saving external wall insulation recently installed, improving warmth, comfort and overall efficiency
- Attractive tiered rear garden thoughtfully designed for maximum enjoyment with minimal ongoing maintenance
- Superb outdoor entertaining space featuring decking, patio areas and distinct zones for relaxing and socialising
- Extensive driveway providing off-road parking for up to three vehicles in a popular and well-connected Sprowston location



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10 Mousehold Lane

The Location

Set on Mousehold Lane, this home enjoys a convenient and well-connected position within the sought-after area of Sprowston, a well-established and practical part of north Norwich. The location offers an excellent balance of local amenities, transport links and green spaces, making it popular with families, professionals and dog owners alike.

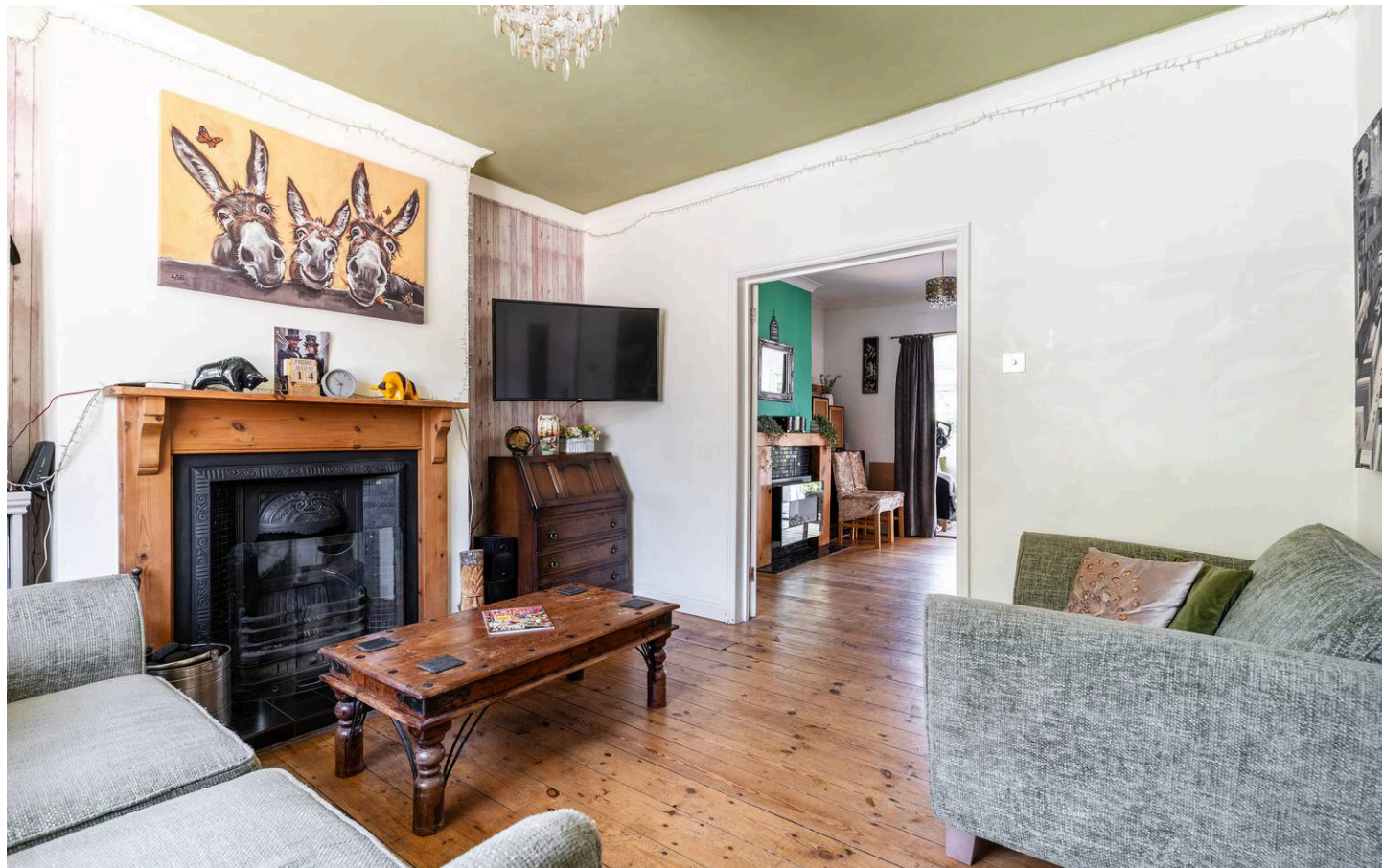
Nearby are several supermarkets, including a Tesco Express for everyday essentials and larger stores such as Tesco Extra, Lidl and Aldi. There is also a McDonald's within easy walking distance, along with a Simply M&S food store for high-quality groceries. For leisure, Sprowston Recreation Ground and Park provide great outdoor space for walks and sports, while Mousehold Heath is only a short drive away for woodland walks, panoramic views over the city and some of the best dog-walking routes in the area. The surrounding residential streets and green corridors also offer plenty of safe, pleasant places for daily dog walks.

The area is well served by respected local schools, including Sparhawk Infant and Nursery School and Sprowston Academy. Regular bus services run along Wroxham Road, and the nearby Park and Ride offers easy access into Norwich city centre.

Commuters benefit from quick access to the Norwich Northern Distributor Road (NDR), linking efficiently to the A47 and surrounding areas. Salhouse Road Retail Park is also close by, offering larger stores such as Dunelm, Pets at Home and several furniture retailers, as well as a popular local garden centre.

For wider leisure and entertainment options, Riverside provides restaurants, bars, a cinema and convenient access to Norwich Train Station with direct routes to London and beyond.

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Mousehold Lane, Sprowston

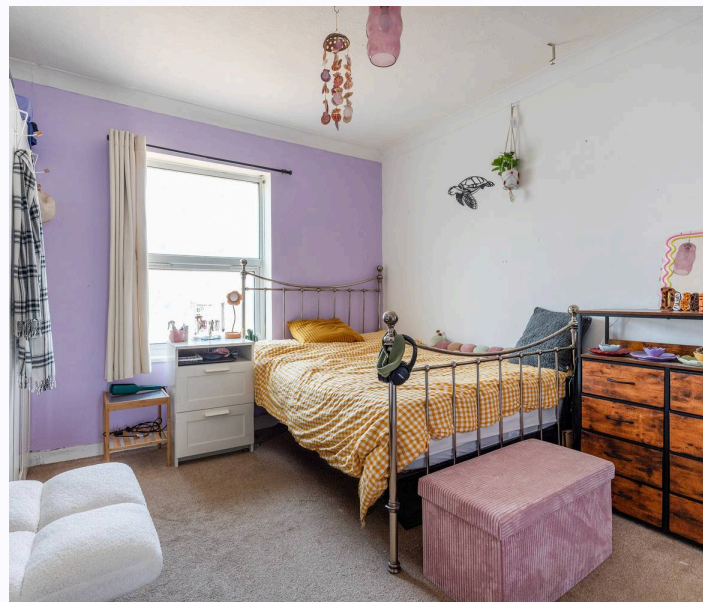
Built in the 1930s and full of character, this attractive semi-detached home offers a wonderful blend of period charm, practical living space and personal design touches throughout.

Thoughtfully maintained and enhanced by the current owners, the property has a real sense of personality, creating a warm and welcoming environment that is ready to be enjoyed by its next owners.

The accommodation begins with a spacious entrance hall, setting the tone for the generous proportions found throughout the home. To the front, the bay-fronted living room provides a bright and comfortable space to relax, while a separate dining room offers the perfect setting for family meals, entertaining guests or everyday living. The dining room flows naturally into the kitchen, creating an open and sociable feel that suits modern lifestyles.

The kitchen is well-appointed and practical, with easy access to the extended utility/sitting room. This versatile additional space can be adapted to suit a variety of needs, whether as a cosy snug, home office, hobby room or dedicated utility area, adding valuable flexibility to the layout.

Upstairs, the property offers three well-proportioned bedrooms, including two generous double rooms and a comfortable single bedroom, all served by a first-floor family bathroom.



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Outside, the home continues to impress. To the front, a sizeable driveway provides off-road parking for up to three vehicles. The rear garden has been designed with enjoyment and ease of maintenance in mind, featuring an attractive tiered layout that creates distinct areas for relaxing, entertaining and outdoor dining.

A combination of decking and patio spaces ensures the garden remains practical and low maintenance, while still providing plenty of outdoor appeal. There is also a large shed and a charming summer house, offering excellent storage, workspace potential or a peaceful retreat away from the main house.

Agent's Note

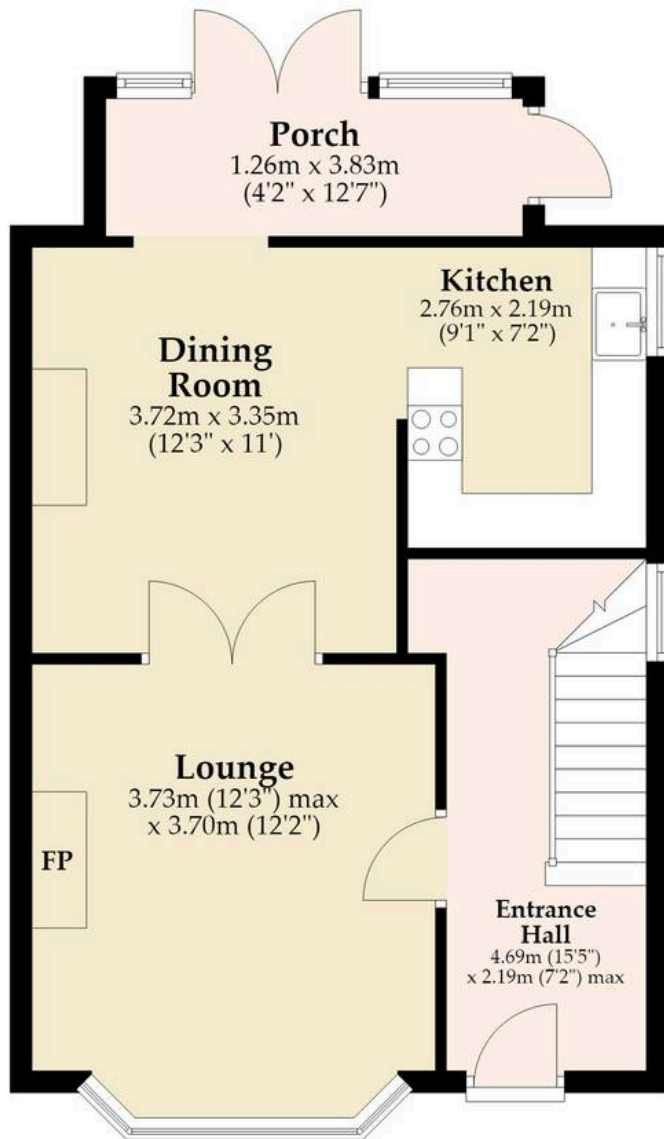
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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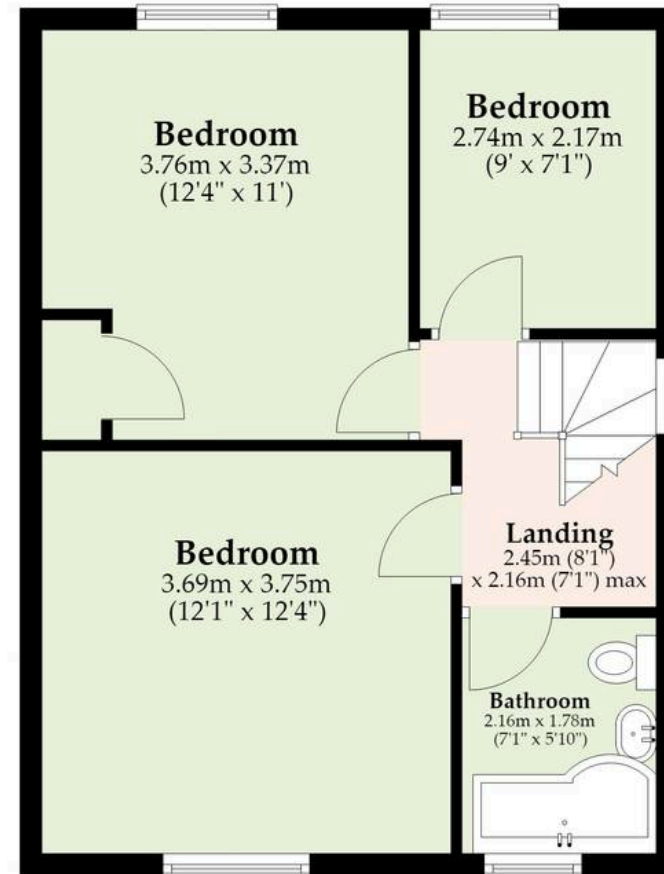
Ground Floor

Approx. 48.2 sq. metres (518.7 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 90.7 sq. metres (976.5 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
Your home, our market



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