



115 North Walsham Road, Norwich

Minors & Brady



115 North Walsham Road

Norwich

Welcome to this beautifully presented 1930s detached bungalow, occupying an attractive and particularly private plot in the popular suburb of Sprowston. Offering three generous double bedrooms, well-proportioned living accommodation and beautifully maintained gardens, the property provides a comfortable and versatile home with the added benefit of a large driveway and garage.

The rear garden is a real highlight, enjoying a non-overlooked position with mature planting and plenty of space to sit and enjoy the surroundings. Conveniently located for local amenities, schools, public transport links and the Northern Distributor Road, this charming bungalow offers a superb combination of character, privacy and modern comfort.

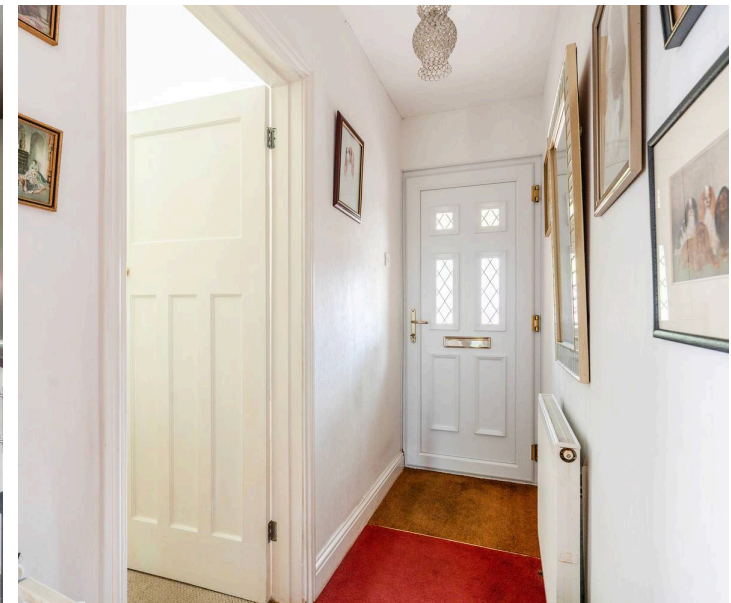


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- Guide price: £285,000 - £315,000
- Immaculately presented detached 1930s bungalow occupying a particularly attractive plot in the popular Sprowston area of Norwich
- Well proportioned accommodation offering three generous double bedrooms, making the property an excellent choice for those seeking comfortable single level living
- Spacious lounge providing a welcoming main reception room with a large bay window overlooking the front garden, creating a bright and comfortable space to relax
- Well equipped kitchen and dining room offering a practical layout for everyday living and entertaining, with a good range of fitted units and space for a dining area
- Three generous double bedrooms, providing excellent flexibility for family living, guest accommodation or dedicated home working space
- Well appointed bathroom providing a modern and practical suite, conveniently positioned alongside the bedrooms
- Particularly attractive non overlooked rear garden with established planting, mature greenery and a variety of seating areas, creating a peaceful and private outdoor space
- Large driveway providing excellent off road parking to the front of the property, complemented by a detached garage offering useful additional storage and parking
- Appealing 1930s character complemented by modern comforts including double glazing, gas central heating and spray foam insulation



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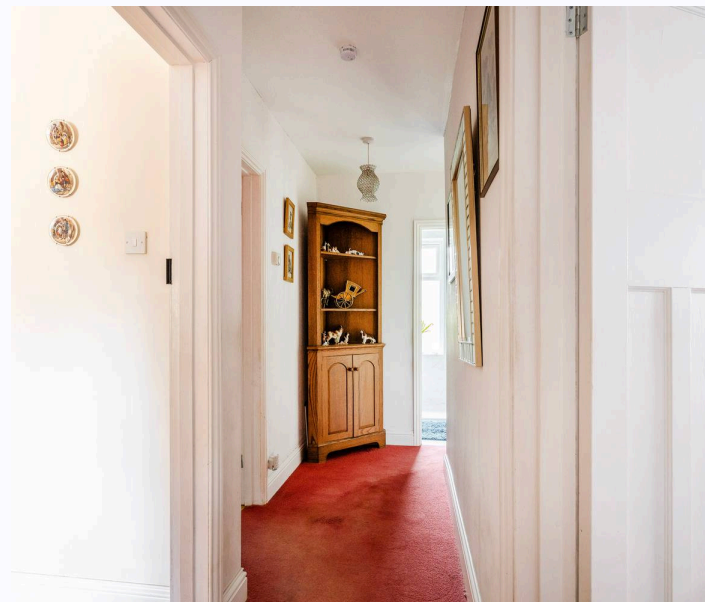
Location

Situated on North Walsham Road in the Sprowston area of Norwich, the property enjoys a convenient position with a range of everyday amenities close by. Local schools, shops, pharmacies, takeaways, and other services are available within the surrounding area, while Sprowston and Old Catton provide further facilities including supermarkets, cafés, and recreational spaces. Regular bus services operate along North Walsham Road, with Norwich railway station also providing connections to destinations including London, Cambridge, and Ipswich.

Norwich city centre is within easy reach, offering an extensive choice of shopping, dining, entertainment, and cultural attractions. The area also benefits from nearby green spaces, including Sprowston Recreation Ground, while the wider area provides access to parks, walking routes, and countryside. The combination of convenient local amenities, transport connections, and easy access to the city makes this a well placed Norwich location.

North Walsham Road, Norwich

The property is approached via a large driveway providing ample off road parking and leading to the garage.



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A welcoming entrance hall provides access to the accommodation, with the spacious lounge positioned towards the front of the property. Featuring a large bay window overlooking the front garden, the room is bright and comfortable, with plenty of space for both seating and furniture.

The fitted kitchen/diner provides a practical and sociable area for everyday living, with a good range of fitted cabinetry and space for a dining table. The room enjoys views towards the rear garden, while the generous layout provides plenty of scope for cooking and entertaining.

The property offers three well proportioned double bedrooms, all providing comfortable accommodation and flexibility for a range of requirements. The bedrooms could equally accommodate guests, family members or a dedicated home working space. A well appointed bathroom completes the internal accommodation.

Outside, the rear garden is a particular feature of the property, enjoying a non overlooked position and surrounded by established planting and mature greenery. The garden has been thoughtfully maintained, with a variety of planted borders, seating areas and pathways creating a peaceful outdoor space that can be enjoyed throughout the warmer months.



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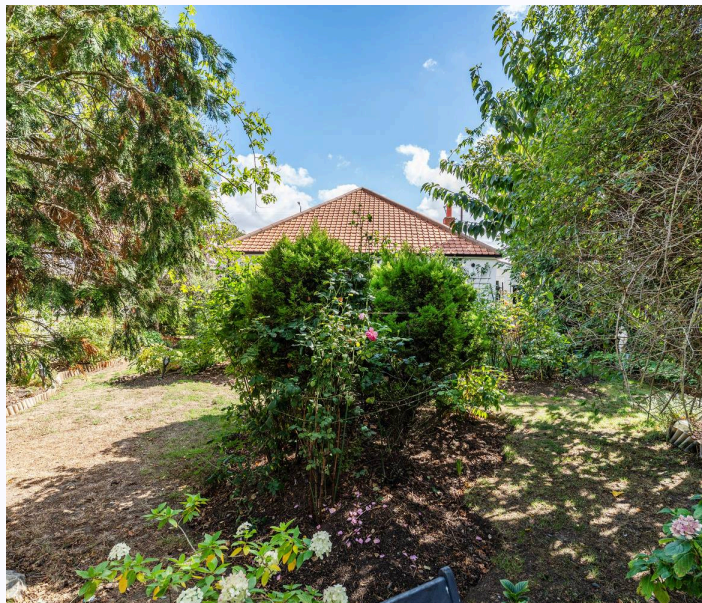
Norwich

Combining the character of a 1930s home with a well maintained interior, the property also benefits from double glazing, gas central heating and spray foam insulation. With its generous accommodation, attractive gardens, excellent parking and convenient Sprowston location, this is a wonderful opportunity to acquire a detached bungalow that is ready to enjoy.

Agents Notes

Freehold, connected to all main services.

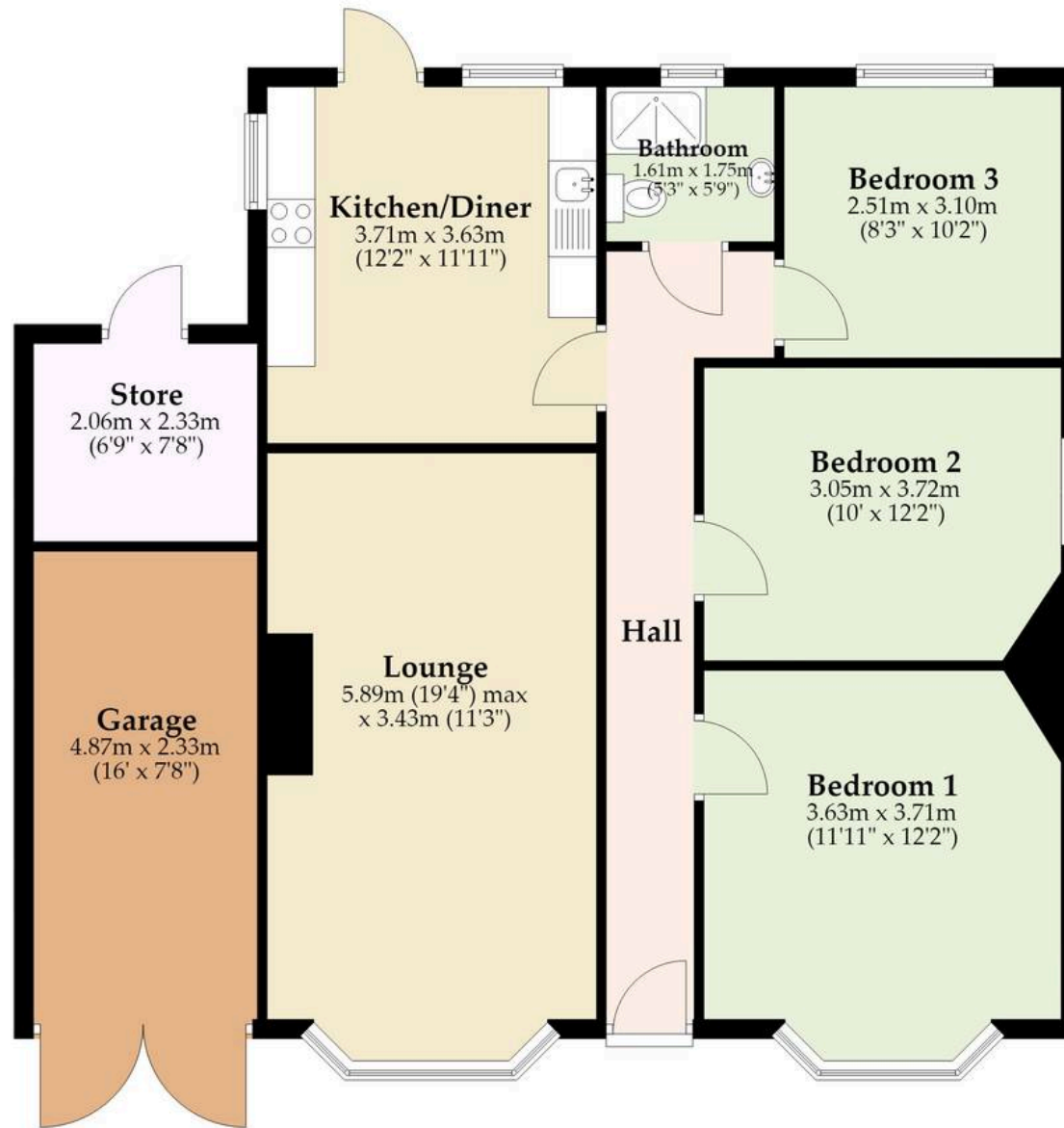
Council tax band - C



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Ground Floor

Approx. 105.3 sq. metres (1132.9 sq. feet)



Total area: approx. 105.3 sq. metres (1132.9 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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