



10 Dovedales Court, Norwich

Minors & Brady



10 Dovedales Court

Norwich

A superb detached family home tucked away in a sought-after Sprowston cul-de-sac. Offering four well-proportioned bedrooms and versatile living space throughout, this beautifully presented property is ideal for modern family life. Highlights include a dual-aspect lounge, dining room with garden access, fitted kitchen with Range cooker, utility room, study and a charming garden room. The principal bedroom benefits from a dressing area and en-suite, while outside there is a generous mature garden, detached garage and ample off-road parking. Further benefits include double glazing, gas central heating and a brand-new boiler installed in 2025. Conveniently located close to schools, amenities, Norwich city centre and the Norfolk Broads, this is a home not to be missed.

- Four-bedroom detached family home tucked away in a sought-after Sprowston cul-de-sac
- Spacious dual-aspect lounge filled with natural light
- Separate dining room with French doors opening to the rear garden
- Well-equipped kitchen featuring a Range cooker and adjoining utility room
- Versatile garden room ideal as a sitting room, reading space or playroom
- Dedicated study, perfect for home working
- Principal bedroom with dressing area, built-in wardrobes and en-suite shower room
- Generous mature rear garden with lawn, patio and established planting
- Detached garage and extensive driveway providing ample off-road parking
- Double glazing, gas central heating and a brand-new boiler installed in 2025







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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Norwich

Dovedales Court, Sprowston

Tucked away within a quiet cul-de-sac in the highly desirable suburb of Sprowston, this substantial four-bedroom detached family home offers generous and versatile accommodation, perfectly suited to modern family life. Beautifully presented throughout, the property combines spacious reception areas, practical everyday living space and a superb rear garden, creating a home that is ready to move straight into.

The welcoming entrance hall provides access to the principal ground floor rooms and immediately sets the tone for the space available throughout the property. The bright and comfortable lounge is a wonderful room for relaxing, benefiting from dual aspects that allow natural light to flood in. A separate dining room offers the ideal setting for family meals and entertaining, with French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The well-appointed kitchen is fitted with a range of storage units and work surfaces, centred around a Range cooker, and is complemented by a separate utility room which provides additional storage and laundry facilities. A charming garden room overlooking the rear garden adds further flexibility and would make an excellent day room, reading space or informal sitting area. Completing the ground floor is a dedicated study, perfect for home working, and a convenient cloakroom.

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Upstairs, the property continues to impress with four well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from a dressing area with built-in wardrobes and its own en-suite shower room, creating a private retreat. Three further bedrooms provide excellent accommodation for family members or guests, while the family bathroom is fitted with a modern suite including a bath with shower over.

Externally, the home enjoys strong kerb appeal with a lawned front garden, mature planting and an extensive driveway providing ample off-road parking. The driveway leads to a detached garage, offering excellent storage or secure parking options.

To the rear, the generous and mature garden provides a wonderful outdoor environment for both families and keen gardeners alike. Predominantly laid to lawn and complemented by a patio seating area, the garden is enclosed by timber fencing and enhanced by a variety of established trees, shrubs and planting, creating a private and attractive setting for outdoor entertaining and relaxation.

Further benefits include double glazing throughout, gas central heating and a brand-new boiler installed in 2025, offering added peace of mind and improved energy efficiency for the next owner.

Agent's Note

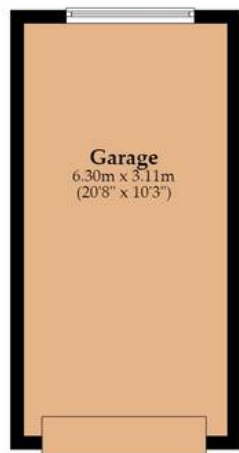
This property is offered freehold and is connected to mains water, electricity, gas and drainage.

The property enjoys a cul-de-sac position to the front, with a pedestrian access gate to the rear.

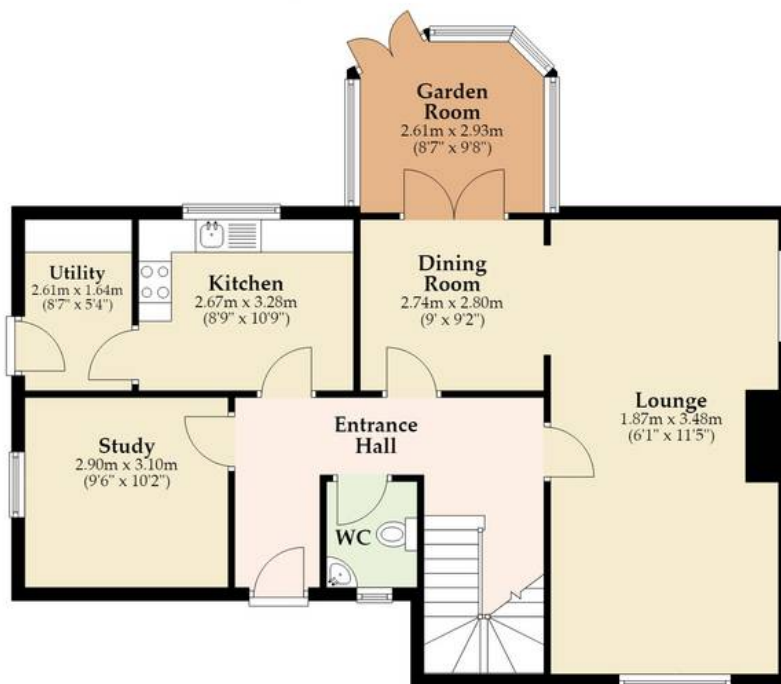


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Ground Floor
Approx. 90.2 sq. metres (970.7 sq. feet)



First Floor
Approx. 70.7 sq. metres (761.2 sq. feet)



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Total area: approx. 160.9 sq. metres (1732.0 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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Minors & Brady
Your home, our market



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