



15 Grouse Close, Sprowston

Minors & Brady



15 Grouse Close

Sprowston, Norwich

This 80% Discounted Market Sale home presents an excellent opportunity for eligible buyers to secure a spacious and beautifully presented property in a sought-after residential location. Tucked away within a quiet cul-de-sac and enjoying direct access to Harrison's Woods, the property combines peaceful surroundings with everyday convenience. The accommodation includes a generous lounge/dining room, a well-appointed kitchen and an unusually large ground floor cloakroom/WC. Upstairs, two well-proportioned double bedrooms are complemented by a modern family bathroom, offering comfortable living throughout. Externally, the home benefits from a good-sized rear garden with decking and ample off-road parking for approximately four to five vehicles, making it an exceptionally well-rounded home for first-time buyers and growing households alike.

- 80% discounted market sale opportunity (subject to eligibility criteria)
- Quiet cul-de-sac location within the sought-after area of Sprowston
- Spacious lounge/dining room ideal for everyday living and entertaining
- Two generously sized double bedrooms with excellent proportions
- Stylish modern décor presented throughout the home
- Well-appointed kitchen with ample storage and workspace
- Large ground floor cloakroom/WC providing added practicality
- Good-sized enclosed rear garden with attractive decking area
- Ample off-road parking for approximately four to five vehicles
- Positioned adjacent to Harrison's Woods, offering fantastic walking routes and green open space nearby





15 Grouse Close

Sprowston, Norwich

The Location

The property enjoys a fantastic position in the ever-popular and highly requested area of Sprowston, just two miles northeast of Norwich City Centre. This prime location combines suburban ease with excellent access into the city, where a vibrant mix of shops, restaurants, historic landmarks and leisure facilities await, from the charming lanes to the iconic Norwich Cathedral, it's all within easy reach. Sprowston itself has become increasingly favoured thanks to its strong community feel and extensive local amenities. White House Farm is a standout, offering a renowned farm shop, traditional butchery, café, and even on-site beauty and hairdressing salons, creating a lovely lifestyle hub right on your doorstep.

Both Lidl and Tesco are also within close proximity, making everyday essentials and larger grocery shops easy to manage. Families are particularly drawn to the area for its well-regarded schooling options and catchment appeal, with several popular schools nearby. Outdoor space is well catered for too, with a range of parks and green areas offering great spots for walks, play or weekend relaxation. Commuters will appreciate the quick access to the Northern Distributor Road (NDR), streamlining journeys around the city and beyond, while Norwich's central attractions remain just minutes away, whether by car or public transport.



M&B



15 Grouse Close

Sprowston, Norwich

Grouse Close, Sprowston

This modern semi-detached home is offered as an attractive **80% discounted market value purchase**, subject to the relevant eligibility criteria, presenting an excellent opportunity for buyers looking to secure a spacious and well-presented property in a sought-after residential setting. Occupying a quiet position within a pleasant cul-de-sac, the home combines generous accommodation, modern décor and excellent outdoor space, all while being surrounded by amenities and attractive green spaces.

Upon entering, a welcoming entrance hall provides access to the principal ground floor accommodation. The bright and spacious lounge/dining room enjoys excellent proportions, creating a versatile living environment with ample space for both relaxing and entertaining. Large windows allow natural light to flood the room, enhancing the property's fresh, modern presentation throughout.

The kitchen is well-positioned and offers a practical layout with a range of storage units, work surfaces and space for everyday appliances, making it perfectly suited to modern family life.

A particular feature of the ground floor is the generously sized cloakroom/WC, which is noticeably larger than typically found in similar homes and provides excellent convenience for both residents and guests.



M&B



15 Grouse Close

Sprowston, Norwich

To the first floor, the property continues to impress with two particularly well-proportioned double bedrooms. Both rooms offer generous floor space for bedroom furniture, home working arrangements or additional storage, making the accommodation highly adaptable to a variety of lifestyles. The family bathroom is fitted with a modern suite and serves the bedrooms comfortably.

Externally, the property enjoys a good-sized enclosed rear garden, providing an ideal space for families, pets and outdoor entertaining. The addition of a decked seating area creates an attractive space to enjoy outdoor dining, social gatherings or simply relax during the warmer months.

To the front and side, one of the property's standout features is the exceptional amount of parking available, with space for approximately four to five vehicles, a rarity for homes of this type and a significant advantage for families or households with multiple cars.

The location further enhances the property's appeal. Situated adjacent to Harrison's Woods, residents can enjoy immediate access to scenic walking routes and green open spaces, perfect for dog walkers, families and those who appreciate an outdoor lifestyle.





15 Grouse Close

Sprowston, Norwich

Agent's Note

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

This property is offered for sale under a Discounted Market Sale (DMS) scheme at 80% of the full Open Market Value (OMV). The reduced purchase price reflects a permanent discount, which is secured via a restriction on the Land Registry title, ensuring the property remains an affordable home in perpetuity and is subject to specific terms and conditions.

Purchasers must meet the scheme's eligibility criteria, which include a requirement for a local connection to the Broadland district, alongside other conditions, such as income thresholds and/or first-time buyer status. Prospective applicants will be required to formally demonstrate that they satisfy all relevant eligibility requirements and provide appropriate supporting documentation.

Broadland District Council approval is required for any potential purchaser before a sale can proceed.

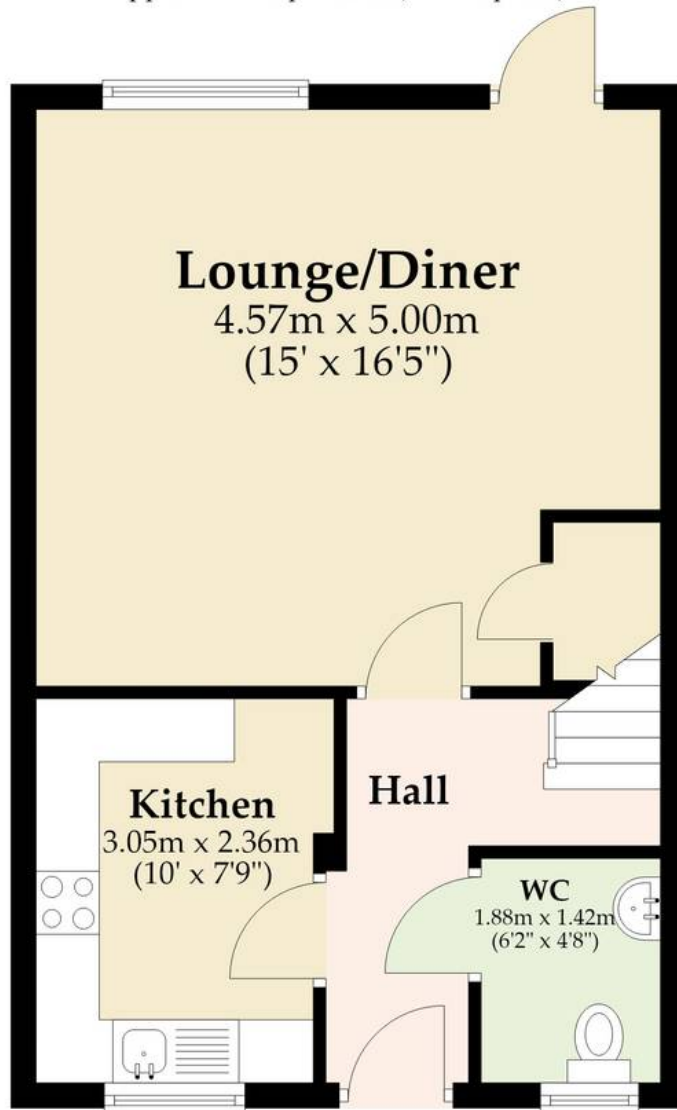
For full details regarding eligibility, restrictions, application procedures, and verification requirements, please contact our Wroxham branch. All information should be confirmed with the selling agent prior to making any commitment.



M&B

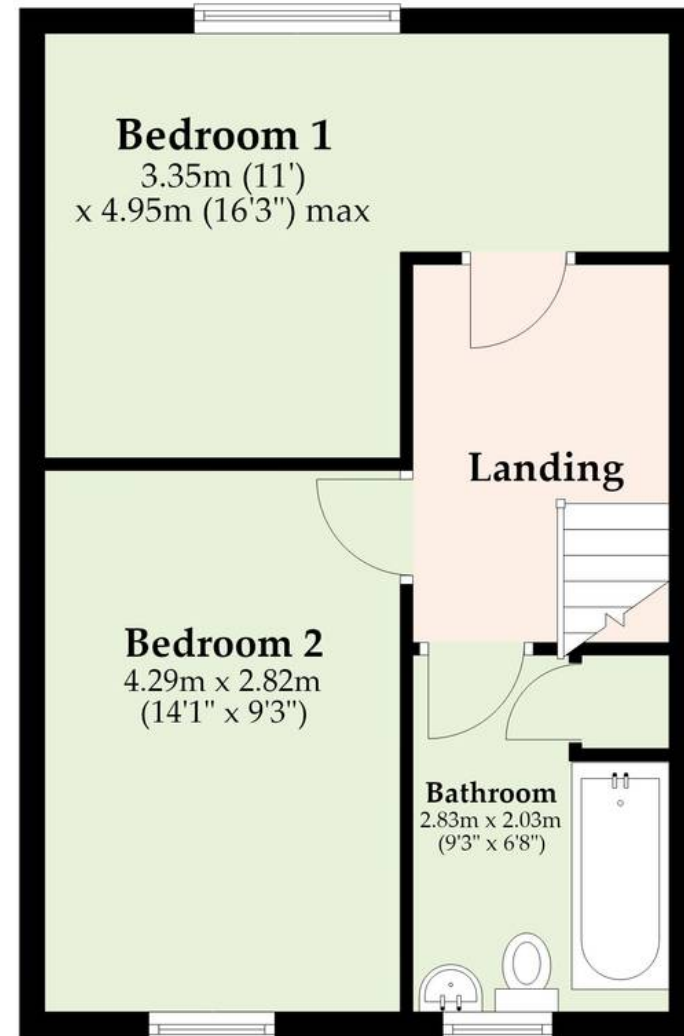
Ground Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



Total area: approx. 76.7 sq. metres (826.1 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.

Dreaming of this home?

Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Adelaide*
Senior Property Consultant

Minors & Brady

Your home, our market

 homes@minorsandbrady.co.uk  01603 783088  6 Church Road, Hoveton, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk