



36 Russell Avenue, Sprowston

Minors & Brady



36 Russell Avenue

Sprowston, Norwich

Discover the exceptional potential on offer with this chain-free semi-detached residence, occupying a generous plot within the ever-popular suburb of Sprowston. With planning permission already approved for a side and rear extension until 2027, this is a unique opportunity to create a substantial family home tailored to your own style and requirements. Offering spacious accommodation, a large south-west facing garden, ample off-road parking and a detached garage/workshop, the property offers the perfect canvas for modernisation and future enhancement. Whether you're a growing family, a keen renovator or simply searching for a home with room to evolve, this property presents an exciting chance to unlock its full potential in a highly desirable location.

Agents Notes

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Please note: The planning application expires in January 2027.



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Russell Avenue is situated within the popular suburb of Sprowston, offering a convenient residential setting with easy access to a wide range of local amenities. The area is highly regarded for its family-friendly environment, excellent local facilities, and convenient position on the north-eastern outskirts of Norwich.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the local area. Sprowston is particularly popular with families, owing to its selection of well-regarded schools, recreational facilities, and strong sense of community.

The area offers a wealth of leisure opportunities, with nearby parks, open green spaces, and walking routes providing excellent opportunities for outdoor recreation. Local sports facilities and community amenities further enhance the appeal of the location, whilst the surrounding Norfolk countryside is within easy reach for those who enjoy exploring the outdoors.

Norwich city centre is a short distance away and provides an extensive range of shopping, dining, cultural, educational, and entertainment facilities. The city is renowned for its historic cathedral, vibrant market, theatres, museums, and diverse range of independent and national retailers.

The area enjoys excellent transport connections, with convenient access to the Northern Distributor Road (Broadland Northway), Norwich Ring Road, and the A47, providing routes throughout Norfolk and beyond. Norwich railway station offers regular services to Cambridge, London Liverpool Street, and other major destinations, making the location particularly appealing to commuters.

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Planning application reference code: 2023/3494 (Broadland District Council Website)

Occupying a desirable position on a substantial plot within the highly sought-after area of Sprowston, this chain-free semi-detached residence presents a rare opportunity for buyers seeking a property they can truly make their own.

Offering an exceptional amount of potential, the home benefits from a planning application for a side and rear extension, valid until 2027, allowing prospective purchasers the exciting prospect of significantly enhancing both the living space and overall value.

The accommodation begins with an entrance hall, providing access to the principal ground floor rooms and setting the tone for the property's practical layout. Complementing the entrance hall is a convenient cloakroom/WC.

The reception space is particularly appealing, with two well-proportioned reception rooms that have been connected to create an effortless flow between living areas. This thoughtful configuration offers excellent versatility, allowing prospective buyers to tailor the space to their own requirements, whether as a comfortable sitting room and formal dining area, a family room, home office space or a combination of uses.



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The kitchen provides an exciting opportunity for future improvement and personalisation. Currently fitted with a range of cabinetry and under-counter appliance spaces, it offers a functional foundation while presenting considerable scope for modernisation.

Stairs rise to the first-floor landing, where all bedrooms are conveniently accessed off-landing. The property offers three bedrooms, each enjoying pleasant outlooks and excellent potential for enhancement. Serving the bedrooms is a shower room fitted with a three-piece suite.

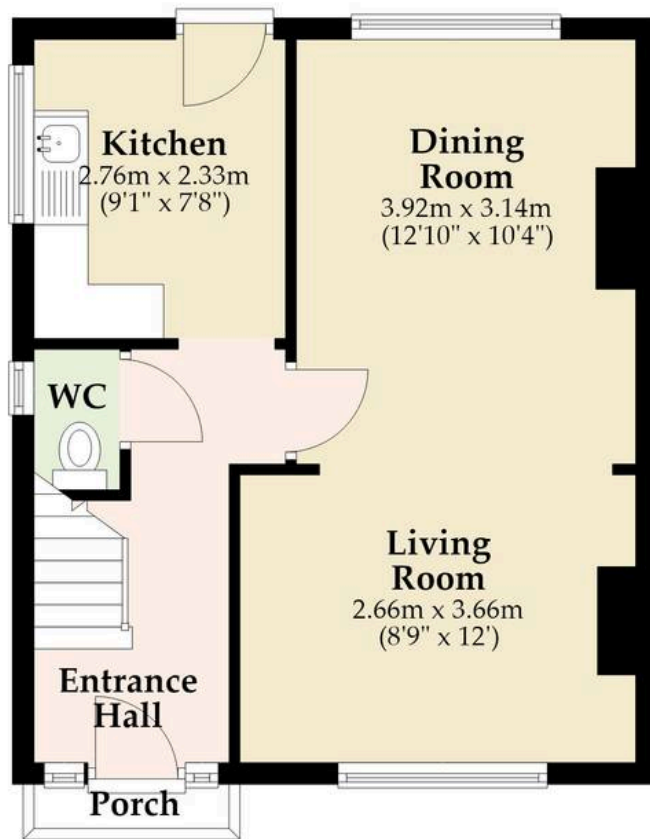
Outside, the property continues to impress with its extensive south-west facing garden. The garden features a patio area, alongside a sweeping lawn. Established hedging frames the garden beautifully, creating an attractive setting and enhancing the sense of seclusion. Given the generous plot size, buyers may also wish to explore further opportunities to enhance the outdoor environment, subject to any necessary permissions.

To the front, a driveway provides ample off-road parking for multiple vehicles, a highly desirable feature for growing families and households with several cars. In addition, a detached garage/workshop offers excellent storage capacity, practical workspace potential or secure accommodation for bicycles, tools and recreational equipment.



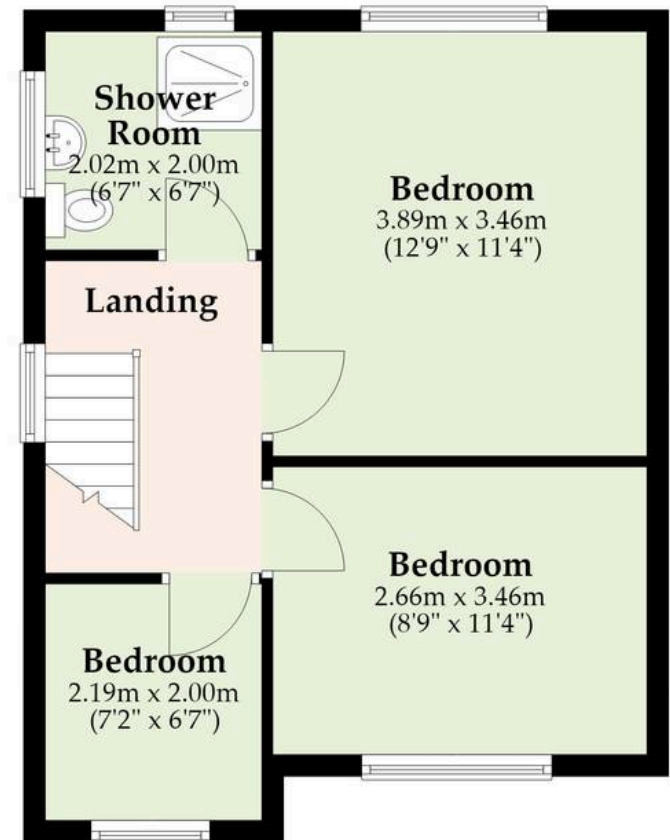
Ground Floor

Approx. 52.5 sq. metres (565.0 sq. feet)
(excluding Porch)



First Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 90.8 sq. metres (976.9 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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