



22 Mallard Way, Sprowston

Minors & Brady



22 Mallard Way

Sprowston, Norwich

Space, flexibility and family-friendly living come together beautifully in this substantial home, offering over 1,500 sq ft of versatile accommodation across three floors. Designed to adapt to a variety of lifestyles, the property offers up to five bedrooms alongside generous living space, making it equally suited to growing families, home working or multi-generational living. A modern kitchen and spacious open-plan living/dining room create a sociable hub for everyday life, while well-proportioned rooms throughout ensure comfort and practicality. Outside, a private rear garden with lawn and decking provides excellent space for entertaining and relaxation. Complete with a tandem driveway, garage and a sought-after residential setting, this is a home that delivers both versatility and convenience in equal measure.

- Substantial three-storey home extending to over 1,500 sq ft of flexible and well-planned accommodation
- Highly versatile layout offering four spacious bedrooms with the potential for a fifth bedroom if required
- Generous open-plan living and dining room, ideal for modern family life and entertaining guests
- Contemporary fitted kitchen with ample storage, workspace and a practical everyday layout
- Spacious first-floor reception room offering flexibility as a lounge, home office, playroom or fifth bedroom
- Large principal bedroom complete with private en-suite facilities and excellent proportions
- Well-balanced accommodation throughout, with all bedrooms offering comfortable and usable living space



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Sprowston, Norwich

Mallard Way, Sprowston

Versatile, spacious and perfectly placed within one of the area's most popular residential locations, this impressive mid-terrace home offers flexible accommodation across three floors, ideal for growing families and modern lifestyles. Extending to over 1,500 sq ft, the property presents an excellent opportunity for buyers seeking generous living space combined with practicality, comfort and convenience.

A welcoming entrance hall leads into the heart of the home, where a modern fitted kitchen provides ample storage and workspace for everyday living. To the rear, a superb open-plan living and dining room creates a bright and sociable environment, with plenty of room for both relaxing and entertaining. French doors open directly onto the garden, allowing the indoor and outdoor spaces to seamlessly connect during the warmer months. A convenient ground floor cloakroom further enhances the practicality of the layout.

The accommodation is particularly flexible and can easily adapt to changing needs. The first floor hosts a spacious reception room that could equally serve as a fifth bedroom, home office, playroom or additional sitting room, offering buyers valuable versatility. A further well-proportioned bedroom and family bathroom are also located on this level.



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The second floor provides three additional bedrooms, including a generous principal bedroom complete with en-suite shower room. The remaining bedrooms are all comfortable sizes, making the property equally suited to family occupation, guest accommodation or those working from home. Every room feels well-balanced and thoughtfully arranged, helping to maximise both space and functionality throughout.

As a mid-terrace property, the home benefits from excellent energy efficiency and heat retention compared to many detached homes of a similar size, creating a comfortable environment throughout the year. The layout has been designed to make the most of the available space while maintaining a bright and welcoming feel across all three floors.

Outside, the rear garden offers an attractive combination of lawn and decking, creating space for children to play, outdoor dining and entertaining. The garden also benefits from a pleasant degree of privacy, helping to create a peaceful setting that is not directly overlooked. To the rear, a tandem driveway provides off-road parking and leads to a garage, offering valuable storage and practicality for modern family life.

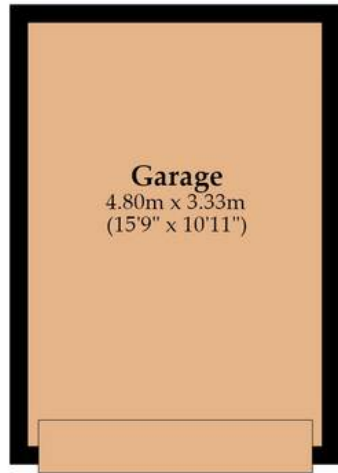
Agent's Note

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



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Garage
Approx. 16.0 sq. metres (172.0 sq. feet)



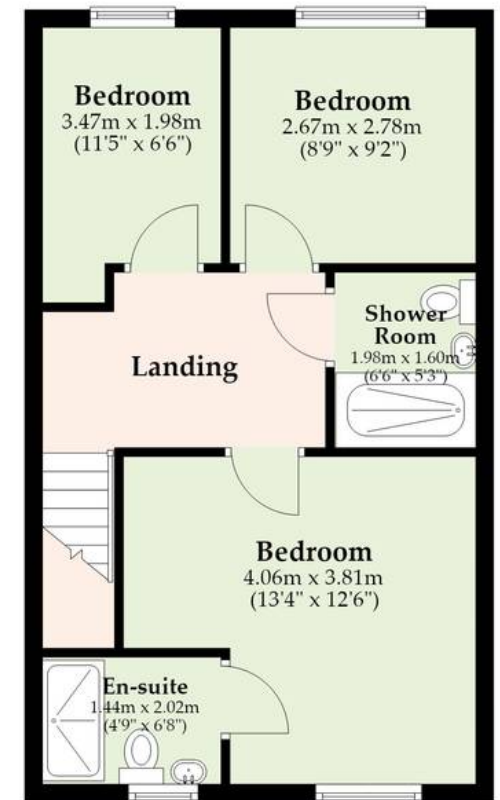
Ground Floor
Approx. 42.8 sq. metres (461.2 sq. feet)



First Floor
Approx. 41.6 sq. metres (448.0 sq. feet)



Second Floor
Approx. 41.8 sq. metres (450.3 sq. feet)



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Total area: approx. 142.3 sq. metres (1531.6 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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