



95 St. Marys Grove, Norwich

Minors & Brady



95 St. Marys Grove

Norwich

A superb opportunity to secure a beautifully presented home with excellent outdoor space, ample parking and a sought-after south-facing garden. Set within a popular residential location, this well-maintained two-bedroom property offers bright and versatile accommodation ideally suited to first-time buyers, downsizers or investors alike. The spacious sitting and dining room provides a welcoming hub for everyday living and entertaining, complemented by a modern kitchen and a recently refurbished bathroom. Outside, the private rear garden enjoys a sunny south-facing aspect, while a useful outbuilding incorporates both utility and storage space. Further benefits include a generous driveway providing ample off-road parking and a garage with power connected.

- Well-presented two-bedroom home in a popular residential location
- Ideal for first-time buyers, investors and those looking to downsize
- Spacious sitting and dining room spanning the depth of the property
- Modern fitted kitchen with generous work surfaces and storage
- Two well-proportioned double bedrooms offering versatile accommodation
- Recently refurbished bathroom finished to a high standard
- Private south-facing rear garden ideal for outdoor dining and relaxation
- Detached outbuilding incorporating a utility area and useful storage space
- Generous driveway providing ample off-road parking for several vehicles
- Garage with power connected and excellent practical storage





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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.

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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St. Marys Grove, Sprowston

Positioned within a popular residential location, this well-presented two-bedroom home offers an excellent opportunity for first-time buyers, investors or those looking to downsize without compromising on outside space. Benefiting from a generous driveway, garage with power connected and a private south-facing garden, the property combines practicality with comfortable day-to-day living. Thoughtfully arranged across two floors, the home enjoys bright accommodation and a layout well suited to modern lifestyles.

A useful porch entrance provides a welcoming introduction to the property and a practical space for coats and shoes before leading through to the main living accommodation. The spacious sitting and dining room spans the depth of the home, creating a versatile and sociable environment with ample room for both seating and dining furniture. Natural light filters through the room, creating an inviting atmosphere ideal for relaxing or entertaining guests.

Located to the rear, the modern kitchen is fitted with a range of contemporary units and generous work surfaces, providing a functional space for everyday cooking. Well positioned in relation to the dining area, the layout works particularly well for hosting family and friends whilst maintaining excellent practicality.



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The first floor offers two well-proportioned bedrooms, both comfortably accommodating double beds and additional furnishings. Whether used as sleeping accommodation, a guest room or a home office, the rooms provide flexibility to suit a variety of requirements. These are served by a recently refurbished bathroom, finished to a high standard and providing a fresh, modern feel.

Outside, the property continues to impress with a private south-facing rear garden, providing an ideal space to enjoy throughout the day and into the evening. Whether relaxing, gardening or dining outdoors, the orientation and privacy make it a particularly attractive feature. A useful detached outbuilding incorporates a utility area and separate storage space, adding valuable practicality to the home.

To the front, a generous driveway provides ample off-road parking for several vehicles and leads to the garage, which benefits from electricity connected.

Agent's Note

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



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Ground Floor

Approx. 410.4 sq. feet



First Floor

Approx. 292.4 sq. feet



Total area: approx. 702.8 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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