



17 Blaxter Way, Norwich

Minors & Brady



17 Blaxter Way

Norwich

A superb opportunity to acquire a beautifully appointed Norfolk Homes residence within the highly sought-after Manor Reach development in Sprowston, this chain-free two-bedroom home delivers stylish, energy-efficient living with an exceptional specification throughout. Designed for modern lifestyles, the property benefits from VELFAC triple glazing, smart underfloor heating, an advanced MEV ventilation system, and excellent FTTP broadband connectivity. The light-filled interior features a luxury Bosch-equipped kitchen, elegant Porcelanosa tiling, solid wood doors and contemporary glass balustrades, while the principal bedroom enjoys fitted mirrored wardrobes and a private en-suite. Outside, a private low-maintenance garden, garage with dedicated electrical supply and off-road parking complete the package. Ideally positioned close to local amenities, White House Farm, Norwich city centre and the NDR, this impressive home offers comfort, convenience and quality in equal measure.

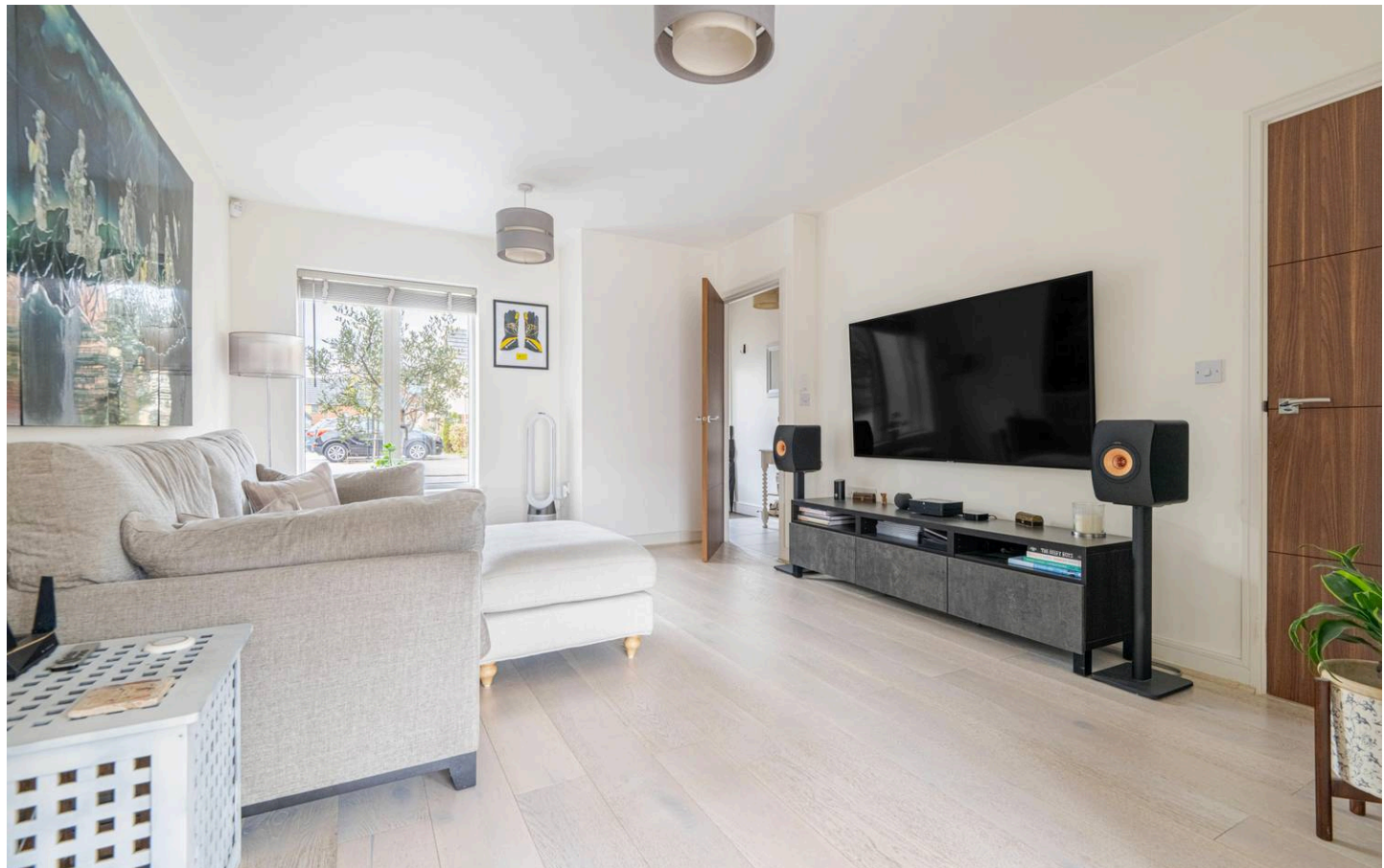
Agents Note

This property will be sold freehold.

Gas central heating system.

Connected to mains water, electricity and drainage.

Please note: This property has right of access over the driveway, located in-front of the garage.



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- Built by Norfolk Homes, this chain-free contemporary residence occupies an enviable position within the highly regarded Manor Reach development in Sprowston
- Energy-conscious design incorporating premium VELFAC triple-glazed windows and a mechanical extract ventilation (MEV) system for enhanced comfort and efficiency
- Stylish open-plan kitchen and dining area appointed with integrated Bosch appliances, including a dishwasher, complemented by Grohe fittings and high-quality contemporary finishes
- Spacious living room filled with natural light, creating an inviting environment for both everyday living and entertaining
- Smart underfloor heating throughout the ground floor, delivering discreet, efficient warmth and a clean, uncluttered interior aesthetic
- Impressive interior specification featuring solid wood doors, glass balustrades, Porcelanosa tiling, a ground-floor cloakroom and refined modern detailing throughout
- Two well-proportioned bedrooms and two bathrooms, including a principal bedroom with mirrored fitted wardrobes and a stylish en-suite shower room
- Private, fully enclosed rear garden designed for minimal upkeep, incorporating a paved terrace, pathway, quality fencing and a gated rear access
- Off-road parking space and a single garage with dedicated electrical supply, positioned along an attractive block-paved road
- Exceptionally well-connected location close to White House Farm, local schools, Lidl, Tesco, Norwich city centre and the Northern Distributor Road





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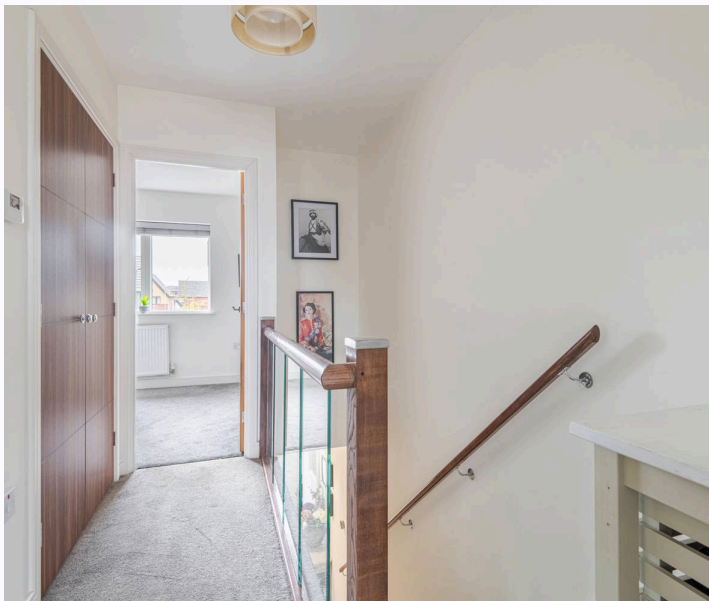
Norwich

The Location

Blaxter Way forms part of the modern Manor Reach development in Sprowston, a well-regarded suburb positioned to the north-east of Norwich. Particularly appealing to families, professionals and commuters, the area combines the convenience of city access with the benefits of established community amenities and nearby green space. A key advantage of the location is its proximity to the popular White House Farm area, placing everyday essentials within easy reach whilst maintaining a residential setting away from the bustle of the city centre.

Residents benefit from a comprehensive range of amenities nearby, including Lidl and Tesco supermarkets, local convenience stores, healthcare facilities and leisure services. Sprowston Retail Park and Broadland Business Park are both easily accessible, while Norwich city centre offers an extensive selection of independent shops, national retailers, cafés, restaurants, cultural venues and entertainment facilities. This blend of local convenience and city attractions makes the area particularly well suited to modern lifestyles.

Education is another notable strength, with a choice of primary and secondary schools serving the surrounding area, alongside further education opportunities within Norwich. The city is also home to the University of East Anglia and Norwich University of the Arts, ensuring a broad educational offering for families and students.



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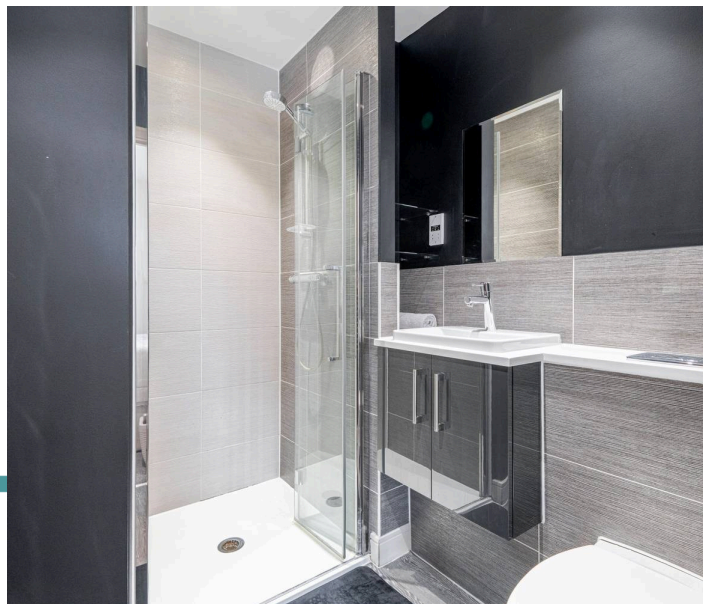
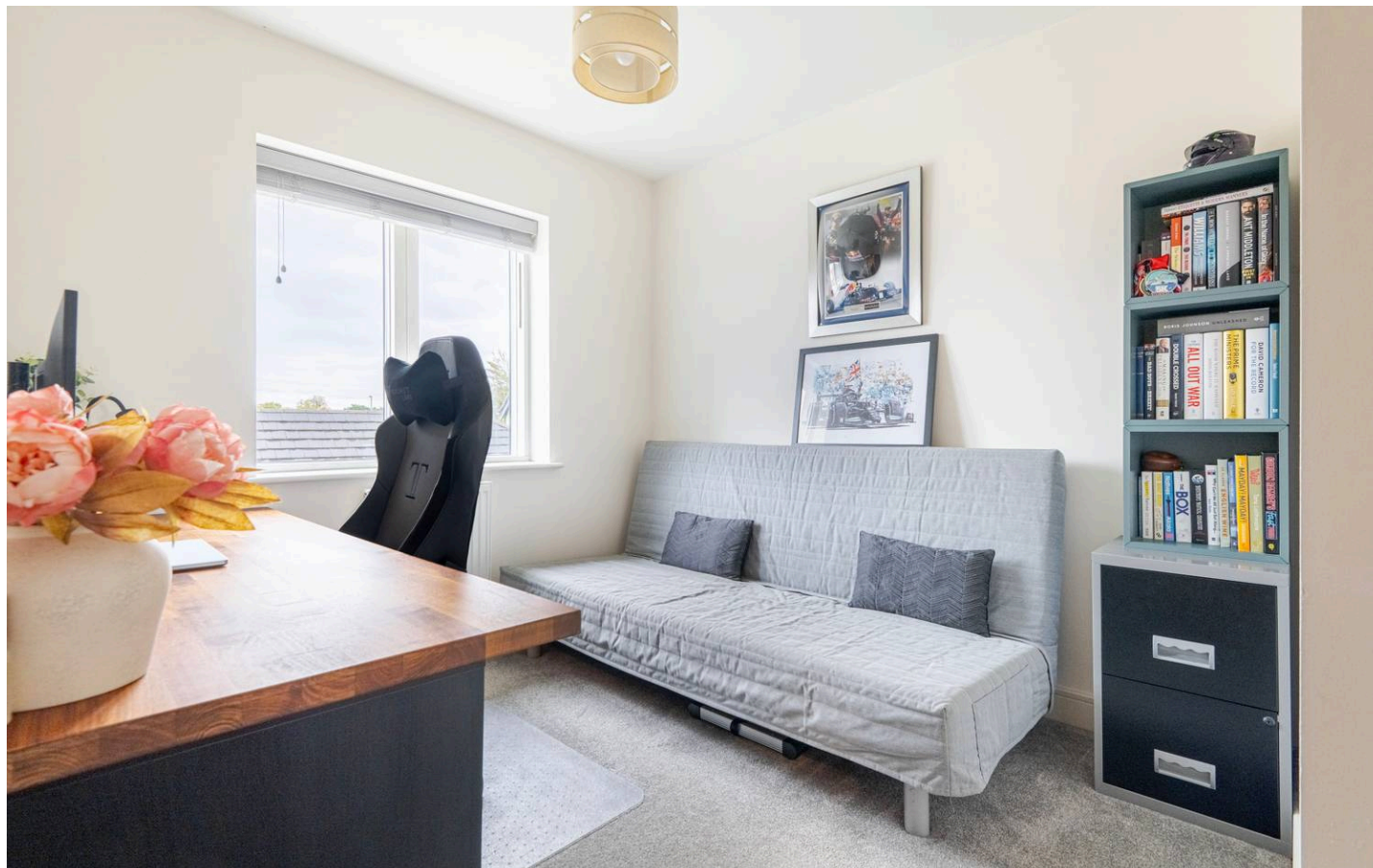
Connectivity is excellent, with the Northern Distributor Road (NDR) providing swift access around Norwich and onwards to the A47, Norwich International Airport and wider Norfolk road network. Regular bus services operate throughout Sprowston, connecting residents to Norwich city centre, the railway station and neighbouring communities. Norwich Railway Station offers direct services to London Liverpool Street, Cambridge and other regional destinations, supporting both business and leisure travel.

Mousehold Heath and Catton Park provide nearby walking routes and open green space, while the Norfolk Broads can be reached within a short drive for boating, waterside walks and wildlife watching. Residents can also take advantage of the leisure facilities at Sprowston Manor Hotel, Spa and Golf Club, while the county's coastline and beaches remain readily accessible.

Blaxter Way, Sprowston

Located within the highly sought-after Manor Reach development in Sprowston, this impressive modern mid-terrace residence, built by Norfolk Homes, presents an exceptional opportunity to acquire a beautifully finished two-bedroom home with no onward chain.

Occupying a desirable position within this well-regarded development, the property has been thoughtfully designed with energy efficiency, contemporary living and premium specification at its core. Featuring VELFAC triple-glazed windows, a mechanical extract ventilation (MEV) system, smart underfloor heating to the ground floor, and excellent broadband and mobile connectivity, the home is perfectly suited to modern lifestyles.





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Upon entering, a welcoming entrance hall creates an immediate sense of space and quality, setting the tone for the accommodation that follows. Bright and airy throughout, this inviting area provides access to the principal ground-floor rooms and is complemented by a convenient cloakroom/WC, fitted with contemporary fixtures and finishes.

The spacious living room is flooded with natural light, creating a warm and inviting environment for both everyday living and entertaining guests. Thoughtfully arranged to maximise comfort and practicality, this attractive reception space offers excellent versatility while maintaining a modern and stylish feel.

Flowing seamlessly from the living room, the open-plan kitchen and dining area forms the heart of the home. Designed with both functionality and aesthetics in mind, the kitchen is fitted with an impressive range of contemporary units and quality work surfaces, complemented by premium Bosch integrated appliances including an oven, hob, fridge/freezer and dishwasher. There is also plumbing in place for a washing machine. Grohe fittings, elegant finishes and Porcelanosa tiling further enhance the quality of this impressive space. The dining area provides ample room for family meals and social gatherings, while sliding doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Stairs rise to the first-floor landing, where glass balustrades and solid wood doors continue the property's high-quality specification. The landing provides access to both bedrooms and the family bathroom.

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The principal bedroom is a generous double room, offering a bright and comfortable setting with mirrored fitted wardrobes providing excellent storage solutions. A en-suite shower room serves the bedroom, finished to a high standard, it creates a luxurious and practical space for everyday use.

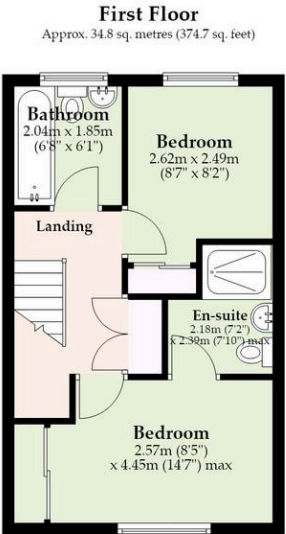
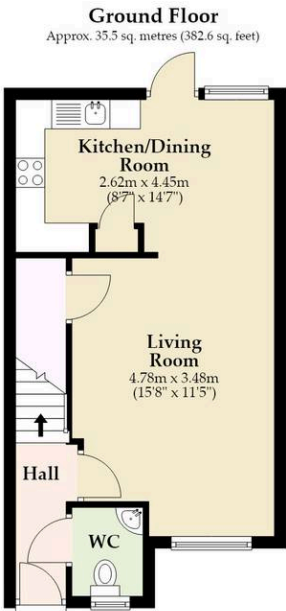
The second bedroom is equally well-presented and highly versatile. Whether utilised as a guest bedroom, nursery, dressing room or home office, it offers flexibility to suit a variety of requirements and lifestyles.

Serving the remaining accommodation is the family bathroom, appointed with a three-piece suite and finished with high-quality materials. Designed with comfort and style in mind, it provides excellent practicality for residents and visitors.

The property also benefits from full fibre FTTP broadband capable of supporting ultra-fast speeds and strong 5G+ mobile coverage, making it particularly well-suited to home working and modern digital demands.

Outside, the property continues to impress with a private, fully enclosed rear garden that has been designed for ease of maintenance. Featuring a paved patio ideal for outdoor dining, entertaining or relaxing in the warmer months, alongside an artificial lawn and fencing, the garden offers an attractive and secure outdoor environment without the demands of extensive upkeep. A rear gate provides convenient access.

Further enhancing the property's appeal is a single garage, complete with a dedicated electrical supply, offering valuable storage space or potential workshop use. In addition, an allocated off-road parking space positioned in front of the garage ensures convenient day-to-day parking.



Total area: approx. 87.0 sq. metres (936.5 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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