

100 Cozens-Hardy Road, Norwich

Minors & Brady

100 Cozens-Hardy Road

Norwich

Stylish, modern and move-in ready, this immaculate home combines contemporary interiors with exceptional versatility both inside and out. Beautifully modernised throughout, the property offers a stunning open-plan sitting and dining room, a sleek white gloss kitchen and three well-proportioned bedrooms. A landscaped rear garden provides the perfect space for relaxing and entertaining, while the detached studio offers a fantastic work-from-home solution or additional leisure space. Further benefits include underfloor heating to the kitchen and bathroom, a garage and ample off-road parking. Ideal for families, professionals and those seeking flexible accommodation, this is a home that effortlessly blends practicality with modern comfort.

- Immaculately presented three-bedroom home, modernised throughout to a high standard and ready to move straight into
- Spacious open-plan sitting and dining room extending over 22ft, ideal for both everyday living and entertaining
- Attractive feature fireplace with a wooden mantle creating a charming focal point within the main living area
- Contemporary white gloss fitted kitchen complemented by a stylish tiled backsplash and generous worktop space
- Underfloor heating to both the kitchen and family bathroom, enhancing comfort and practicality
- Two generous double bedrooms alongside a versatile third room ideal as a nursery, dressing room, study or hobby room
- Beautifully landscaped rear garden featuring a patio seating area, lawn and enclosed boundaries for privacy
- Detached studio with power, lighting, WC and 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.

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. Further retail opportunities can be found at nearby retail parks, offering a wide variety of national retailers, supermarkets, home stores and leisure facilities.

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.

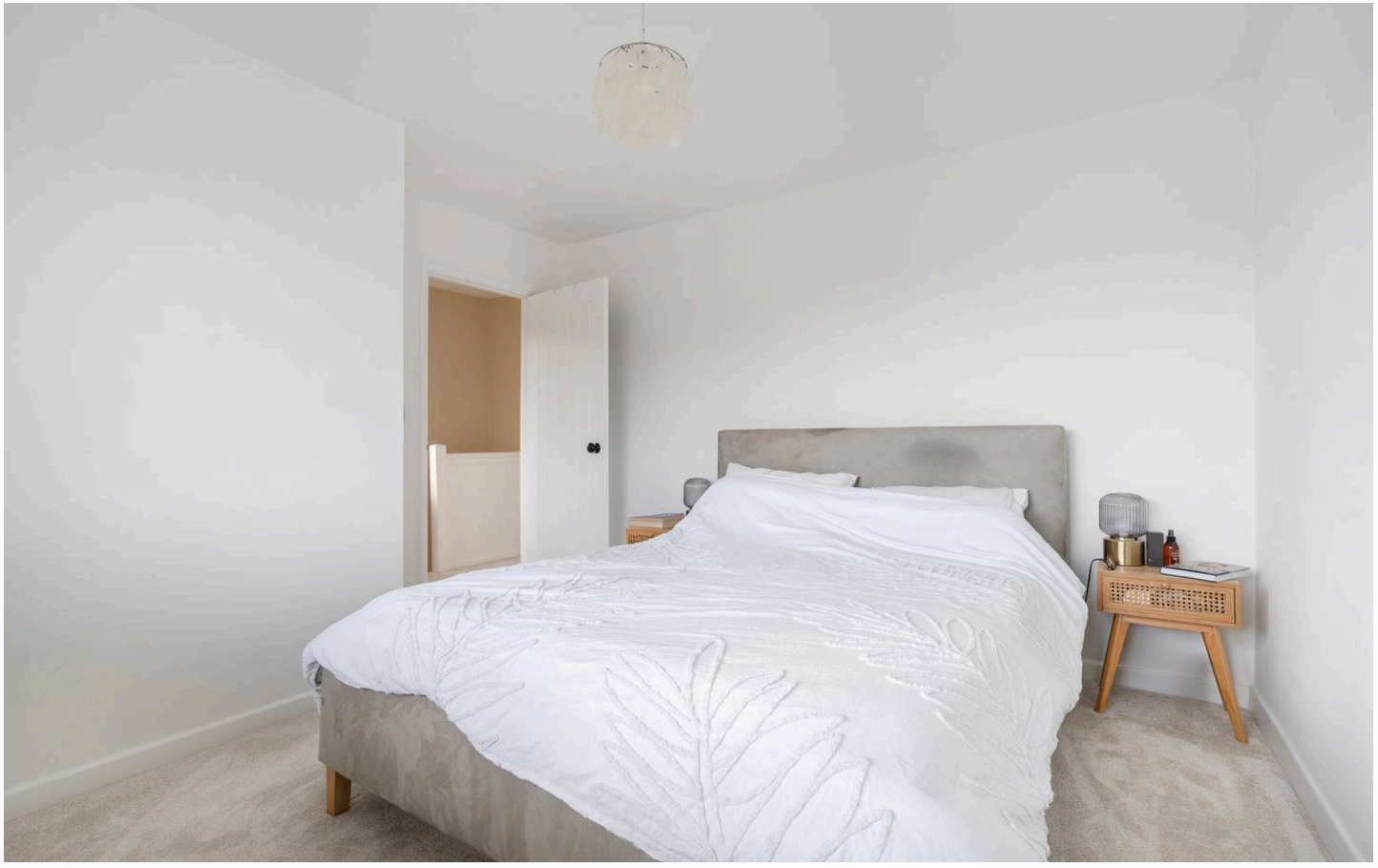
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Cozens-Hardy Road, Sprowston

Immaculately presented throughout and beautifully modernised to a high standard, this stylish three-bedroom home offers contemporary living, generous accommodation and an exceptional level of flexibility. Perfectly suited to couples, families or those working from home, the property combines bright and spacious interiors with a thoughtfully landscaped garden, substantial parking and an impressive detached studio that significantly enhances its appeal.

Stepping inside, the welcoming entrance hall leads through to a superb open-plan sitting and dining room stretching over 22 feet in length. This impressive living space is flooded with natural light and provides ample room for both relaxation and entertaining. Hard flooring enhances the modern feel, while a striking feature fireplace with a wooden mantle creates an attractive focal point, adding warmth and character to the room. The proportions allow plenty of flexibility for a variety of furniture layouts, making it an ideal space for everyday family life as well as social gatherings.

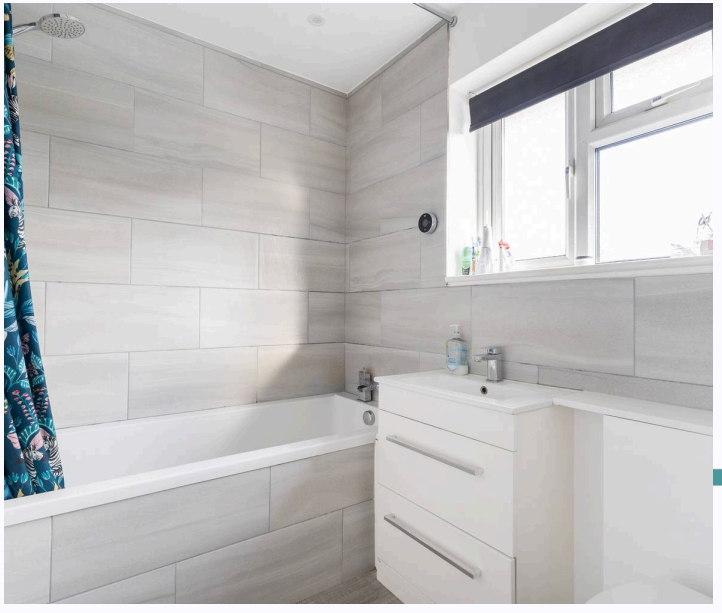
The kitchen has been beautifully updated with a sleek range of contemporary white gloss units, complemented by a stylish tiled backsplash and generous worktop space. Thoughtfully designed to balance practicality and appearance, it provides an attractive and functional environment for cooking and meal preparation, while underfloor heating adds an additional touch of comfort.

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Upstairs, the property offers two generous double bedrooms, both providing comfortable accommodation with space for a full range of furnishings. A third room offers excellent versatility and could be utilised as a nursery, dressing room, study or hobby room depending on individual requirements. The family bathroom is well-appointed and benefits from underfloor heating, adding a luxurious touch to everyday living.

Outside, the property continues to impress. To the front, a substantial shingled driveway provides ample off-road parking and leads to the single garage, offering additional storage or secure parking. The rear garden has been attractively landscaped to create an inviting outdoor retreat, featuring a patio seating area for entertaining, a lawned section for families and pets, and enclosed boundaries that provide privacy and security.

A particular highlight is the detached studio building positioned within the garden. Complete with power, lighting, WC facilities and storage space, this fantastic addition lends itself to a wide variety of uses. Whether utilised as a dedicated home office, creative workspace, gym, games room or entertaining area, it provides valuable additional accommodation separate from the main house and will undoubtedly appeal to buyers seeking a flexible work-from-home solution.

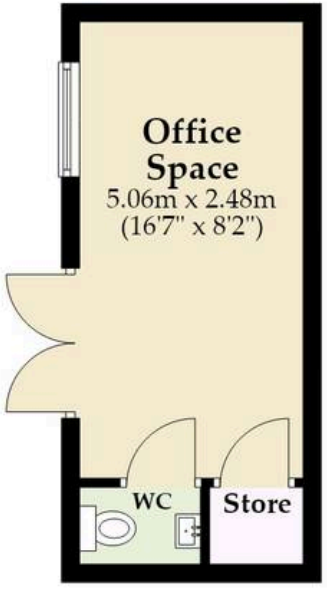
Agent's Note

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

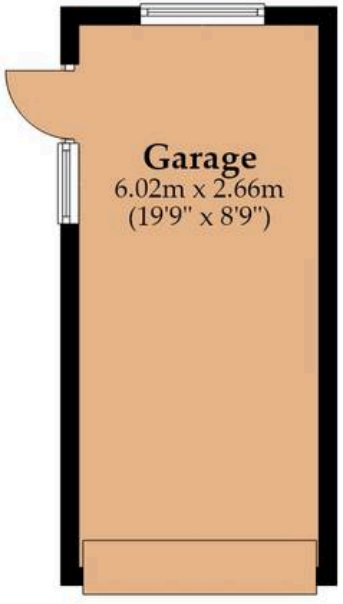
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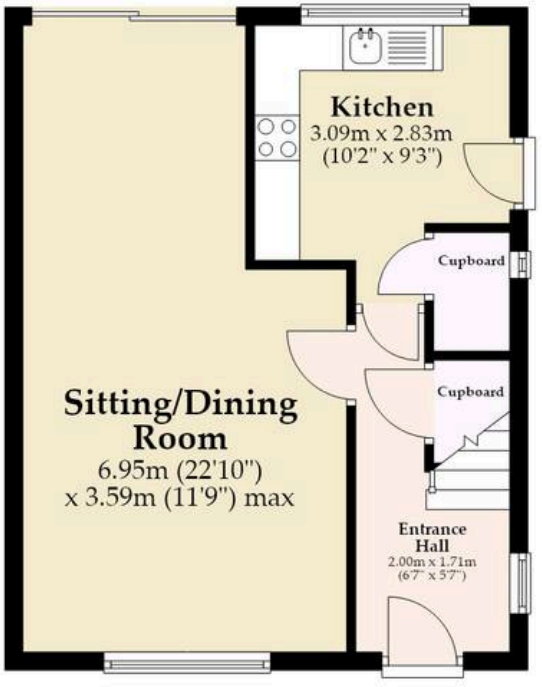
Outbuilding
Approx. 14.9 sq. metres (160.6 sq. feet)



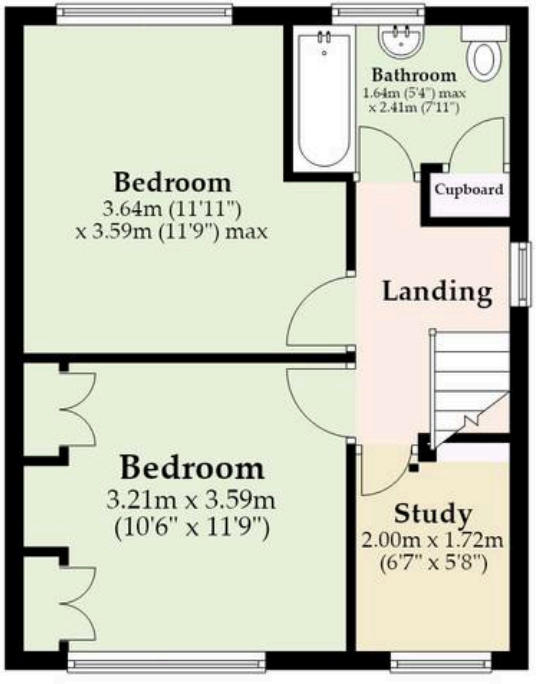
Garage
Approx. 16.0 sq. metres (172.4 sq. feet)



Ground Floor
Approx. 37.5 sq. metres (404.0 sq. feet)



First Floor
Approx. 37.5 sq. metres (404.0 sq. feet)



Total area: approx. 106.0 sq. metres (1140.9 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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Dreaming of this home?
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Meet *Daryl*
Listings Manager



Meet *Adelaide*
Senior Property Consultant

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Your home, our market

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