

16 Bodmin Drive, Sprowston

Minors & Brady

16 Bodmin Drive

Sprowston, Norwich

Situated in a residential setting, this well presented three bedroom home offers a practical layout with comfortable living space, a modern kitchen/diner, and the added convenience of an en-suite to the principal bedroom. Arranged over two floors, the property is well-suited to first-time buyers, couples or small families seeking a home with flexible accommodation and useful everyday features, including a ground-floor WC and a separate family bathroom.

- Well presented three bedroom home arranged over two floors, offering a practical layout with comfortable accommodation suited to first-time buyers, couples and growing families
- Spacious lounge providing a welcoming setting for relaxing and entertaining, with plenty of room for comfortable seating and additional furniture
- Allocated driveway parking providing valuable off road space for vehicles and added everyday convenience
- Modern kitchen and dining area offering fitted units, generous worktop space and room for everyday dining, with French doors opening onto the rear garden
- Principal bedroom benefiting from its own ensuite shower room, providing added privacy and convenience
- Two further bedrooms offering flexible accommodation for family members, guests or those requiring a home office
- Contemporary family bathroom complemented by a separate ground floor WC, providing practical facilities for a busy household

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- Enclosed rear garden featuring a lawn and decking area, ideal for outdoor dining, family activities and enjoying the warmer months
- Well-maintained interiors with attractive modern finishes, creating a home that is ready to move into while offering scope to add personal touches
- Convenient Sprowston location within reach of local shops, schools, amenities and transport links, with Norwich city centre also accessible for work, shopping and leisure

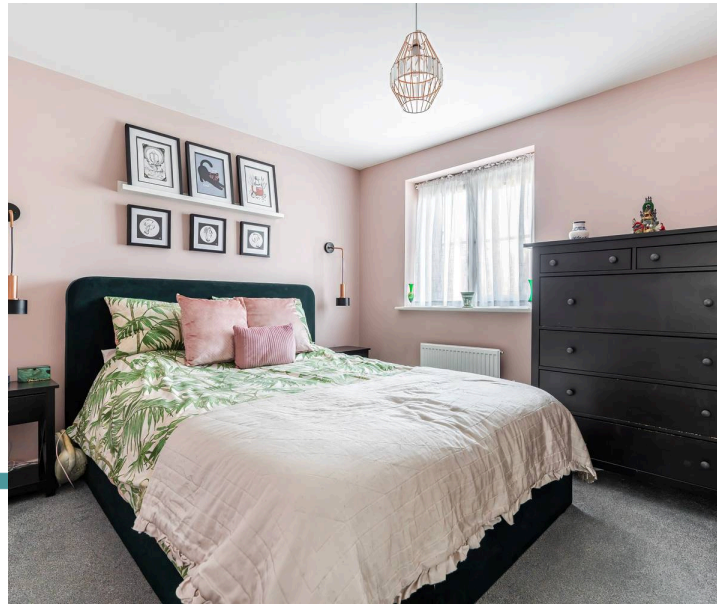
Location

Sprowston is a popular residential suburb to the north east of Norwich, offering a convenient setting for families, professionals and those seeking easy access to city amenities. The area has a good range of everyday facilities, including supermarkets, local shops, cafés, healthcare services and leisure options, with further choice available in Norwich city centre. Families are served by local primary and secondary schools, while the surrounding residential neighbourhoods provide access to parks and green spaces for walking and outdoor activities.

Sprowston also benefits from regular bus services into Norwich, including connections to the city centre and Norfolk and Norwich University Hospital, while the Sprowston Park and Ride provides an additional option for travelling into the city. Norwich railway station offers rail connections to destinations including London, Cambridge and beyond.

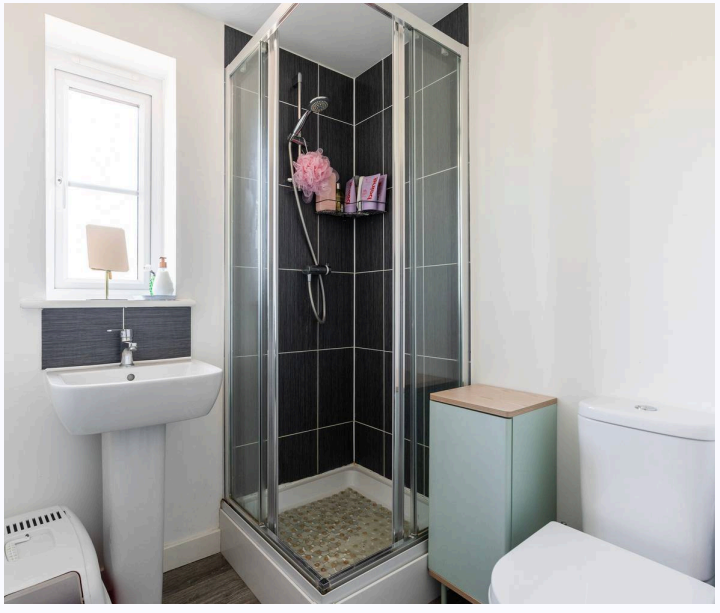
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For leisure, Harrison Woods provides woodland walks, while Sprowston Manor and its golf facilities offer further opportunities close to home. Combining suburban convenience, access to schools and shops, and straightforward connections to Norwich, Sprowston is a practical choice for those looking for a residential setting within easy reach of the city.

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Upon entering, the hallway leads through to the main living accommodation, with stairs rising to the first floor and a convenient ground-floor WC. The lounge provides a welcoming space to relax, with room for comfortable seating and a natural flow through to the kitchen/diner. This arrangement creates a practical setting for both everyday living and entertaining, while allowing the main reception space to remain separate from the cooking area.

The kitchen/diner is fitted with a contemporary range of wall and base units, complemented by generous worktop space and room for dining. Its layout makes good use of the available space, providing a functional area for meal preparation and casual dining, with double doors opening to the outside and allowing natural light into the room.

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Upstairs, there are three bedrooms, offering flexibility for a variety of household needs. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms could accommodate children, guests or a home working space. A family bathroom completes the first floor, fitted with a bath, wash basin and WC.

Overall, this property offers a well balanced combination of living space and practical features, with a layout that makes good use of the available accommodation. The three bedrooms, two bathrooms and additional ground floor WC provide everyday convenience, while the separate lounge and kitchen/diner create distinct areas for relaxing, dining and spending time together.

Agent's Note

Council Tax Band: B

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

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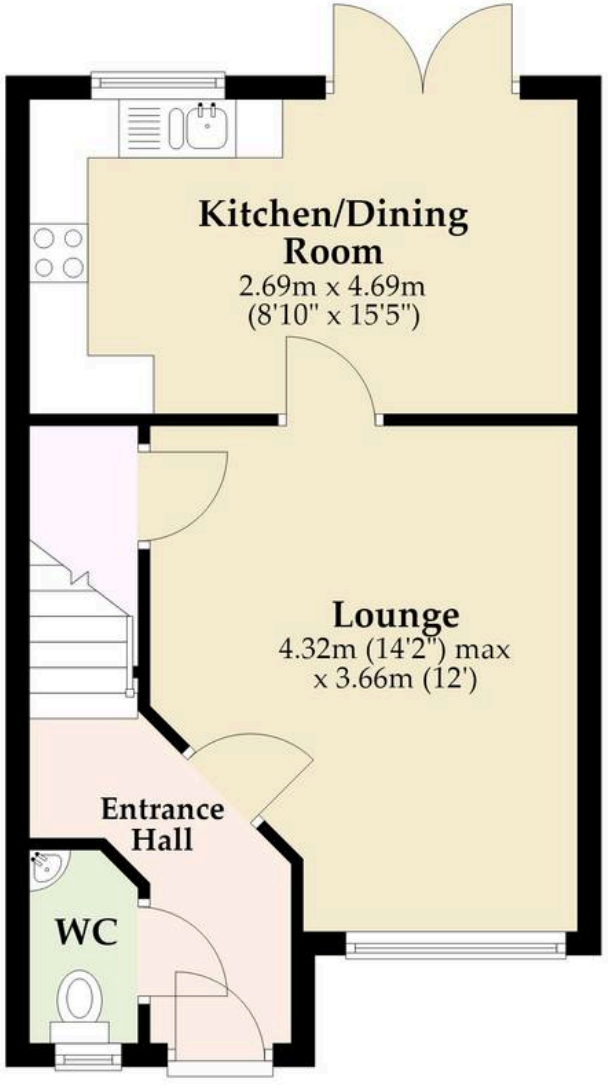






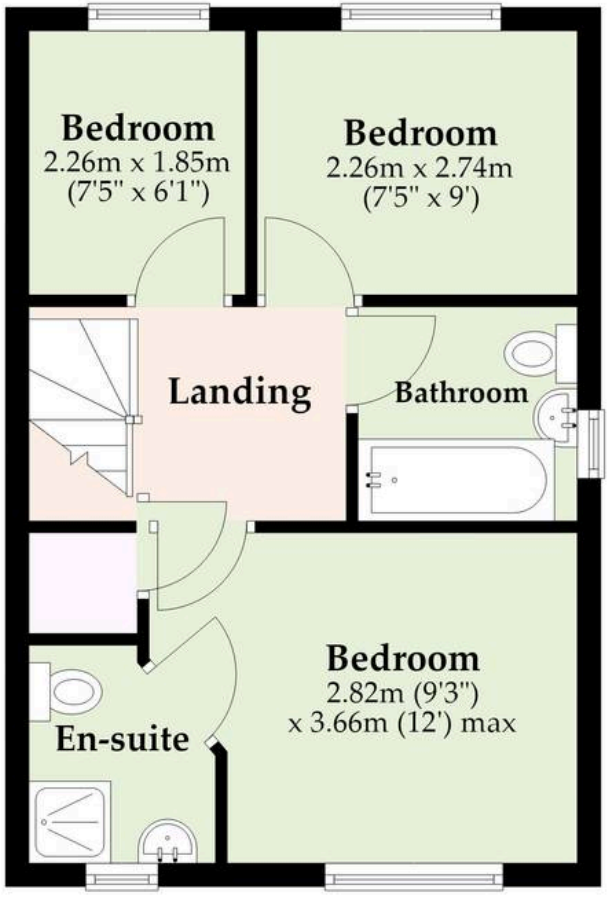
Ground Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



Total area: approx. 68.8 sq. metres (741.0 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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