

78 Sprowston Road  
Norwich  
NR3 4QN



# 78 Sprowston Road

## Guide Price £220,000

### The Victorian home with garden & parking...

Situated within the ever-popular Silver Triangle, this attractive Victorian terraced home dates back to 1887 and offers a wonderful blend of period character and practical modern living. Set along Sprowston Road, the property enjoys excellent access to a wide range of local amenities including independent pubs, cafés and shops, with the well-regarded Brewery Tap just a short stroll away.

The accommodation begins with a welcoming and spacious sitting room, featuring a character fireplace and a pleasant outlook to the front, creating a warm and inviting space. This leads through to the dining room, again enhanced by a fireplace and offering a natural flow into the kitchen beyond. An elegant archway frames the kitchen, which is fitted with tiled flooring, a hob with extractor, ample appliance space and a large window that floods the room with natural light. A ground-floor bathroom completes the downstairs layout, fitted with a shower over the bath.

Upstairs, the property offers two well-proportioned bedrooms, with extra space over-the -passage. The principal bedroom benefits from an en-suite shower room with a waterfall shower, while the second bedroom enjoys views across the rear garden, both include excellent fitted storage.

One of the standout features of this home is the exceptionally generous rear garden, rarely found with Victorian terraces of this style. Extending far beyond expectations, the garden offers a combination of patio, decking, lawn and shingle areas, along with multiple sheds, providing excellent outdoor space for both relaxation and entertaining.

Further benefits include off-road parking to the front, gas central heating and a highly convenient location. Norwich city centre, the train station and a wide array of amenities are all within easy reach, making this an ideal home for those seeking character, space and connectivity in one of the city's most desirable neighbourhoods.

### Agents notes...

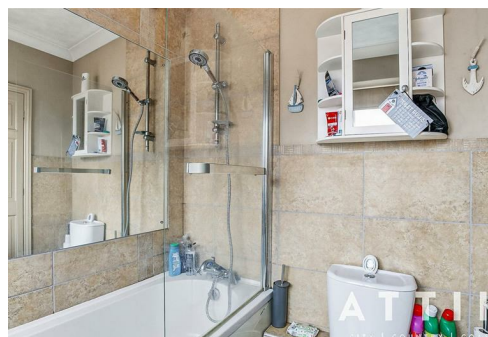
A pre-recorded walkaround tour is available for this property.

The property is currently tenanted, but will be vacant upon completion.

Local Authority  
Norwich

Council Tax Band A

EPC Rating E



Contact

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TOTAL FLOOR AREA: 610 sq ft (56.6 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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