

FREEHOLD



House - Mid Terrace (EPC Rating:)

SPROWSTON ROAD NORWICH NR3 4QN

Offers in excess of

£280,000

FEATURES

- Victorian Hall Entrance
- Sitting Room
- Modern Kitchen
- Shower Room
- Landscaped Garden
- Three Bedrooms
- Dining Room
- Utility/Wc
- Period Features
- Walk Into The City



Ben Allman
Estate & Letting Agents

3 Bedroom House - Mid Terrace located in Norwich

Occupying a sought-after position in the popular NR3 area of Norwich, this beautifully presented three-bedroom Victorian terrace combines period charm with practical family living. Ideally located within easy reach of the city centre, local amenities, cafés, pubs and well-regarded schools, it offers an excellent balance of convenience and lifestyle.

A welcoming entrance hall leads into the elegant sitting room, where a large front-facing window and attractive open fireplace with inset wood burner create a warm and inviting atmosphere. The staircase rises from the hallway to the first floor, while the hall continues into the spacious dining room, providing an excellent space for everyday living and entertaining. Also accessed from the entrance hall is a separate utility room with direct access to the rear garden.

The contemporary kitchen is fitted with sleek high-gloss wall and base units, wooden worktops, an integrated double oven, five-ring gas hob, dishwasher and ample worktop space. Beyond the kitchen, a useful lobby leads to the garden and a second utility area with a WC, wash hand basin and space for laundry appliances.

The first floor offers three well-proportioned bedrooms. The primary bedroom overlooks the front of the property, while the second double enjoys views over the landscaped rear garden. A small inner hallway connects both double bedrooms to the modern shower room, while the third bedroom provides a versatile space, ideal as a nursery, home office or guest room. The shower room features a walk-in shower, wash hand basin and WC.

Outside, the impressive, non-bisected rear garden extends to approximately 90ft and is a true highlight of the home. Beautifully landscaped with the continental holiday, entertaining feeling, mature planting, established borders, a generous decked seating area, vegetable growing space, a timber shed and a brick-built barbecue, it provides a peaceful and private setting for relaxing and entertaining throughout the year.

ENTRANCE HALL

Stepping through the front door, the welcoming entrance hall immediately sets the tone for this stunning home, showcasing the property's period charm while providing a practical and well-connected layout. The hallway offers access to the elegant sitting room, the separate dining room, a useful additional utility room and the staircase leading to the first floor, creating a seamless flow throughout the property.

UTILITY ROOM

Accessed independently from the entrance hall, the separate utility room provides valuable additional storage and flexibility. Whether utilised as a laundry space, boot room or for general household storage, it is a highly practical addition and benefits from direct access to the rear garden, making it particularly useful for everyday family life and outdoor living.

SITTING ROOM

13' x 12'

Located at the front of the property, the beautifully proportioned sitting room is a warm and inviting space designed for both relaxation and entertaining. A large front-facing window allows natural light to flood the room, enhancing the sense of space, while the attractive open fireplace creates a charming focal point and provides a cosy atmosphere during the colder months. Retaining the character expected of a Victorian home, this elegant reception room offers the perfect setting for quiet evenings or hosting guests.

DINING ROOM

13' x 12'

Positioned centrally within the home, the spacious dining room is perfectly suited to modern family living. Offering generous proportions, there is ample space for a large dining table and additional furniture, making it ideal for both everyday meals and larger gatherings. Character features continue throughout, while the open access to the kitchen creates a sociable environment, allowing the spaces to flow effortlessly together.

Kitchen

KITCHEN

9' x 6'

Situated to the rear of the property, the contemporary kitchen has been thoughtfully designed to maximise both style and functionality. Fitted with a range of sleek white high-gloss wall and base units, complemented by warm wooden worktops and tiled splashbacks, the kitchen provides an abundance of storage and preparation space. Integrated appliances include a double oven, five-ring gas hob and dishwasher, while the one-and-a-half bowl sink overlooks the side aspect. The kitchen naturally leads through to the rear lobby, enhancing the practicality of the ground floor layout.

LOBBY ROOM

Accessed directly from the kitchen, the rear lobby serves as a useful transition space, providing convenient access to the rear garden and leading through to the utility/WC. This practical area enhances the everyday functionality of the home while offering an additional entrance to the garden.

UTILITY/WC

Positioned off the rear lobby, the second utility area incorporates a WC and wash hand basin alongside dedicated space and plumbing for both a washing machine and tumble dryer. Designed to keep laundry appliances separate from the main living accommodation, it offers excellent practicality without compromising the living spaces.

PRIMARY BEDROOM

12' x 11'

Occupying the front of the first floor, the primary bedroom is a spacious and light-filled double room offering a peaceful retreat at the end of the day. The generous proportions allow ample space for a range of bedroom furniture while maintaining a comfortable and airy feel. A small inner hallway provides convenient access to the shower room, creating a practical layout whilst retaining privacy.

BEDROOM TWO

11' x 10'

Enjoying pleasant views over the beautifully landscaped rear garden, the second bedroom is another generous double offering flexible accommodation for family members or guests. Bright and well-proportioned, it also benefits from access to the inner hallway leading through to the shower room, making it equally well suited as a principal guest bedroom.





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BEDROOM THREE

8' x 7'

The third bedroom is a versatile space overlooking the rear garden, making it ideal as a nursery, child's bedroom, dressing room or home office. Although the smallest of the three bedrooms, it offers flexibility to suit a variety of lifestyles and changing family needs.

SHOWER ROOM

Finished in a clean, contemporary style, the shower room has been thoughtfully designed to offer both comfort and practicality. Featuring a spacious walk-in shower, wash hand basin and WC, it provides everything required for modern family living. Conveniently accessed via the inner hallway between the two double bedrooms, the layout offers easy accessibility while maintaining privacy.

OUTSIDE

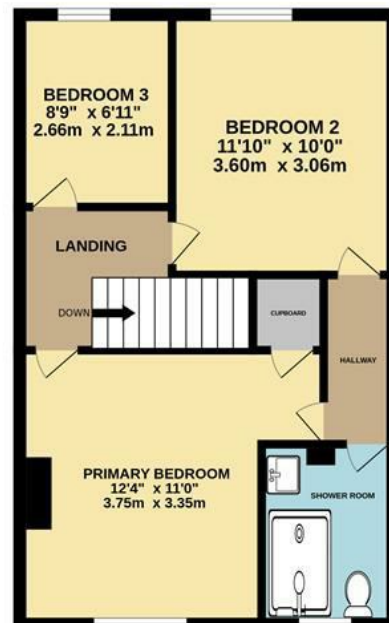
A true standout feature of the property, the impressive continental styled rear garden extends to approximately 90ft and enjoys the rare benefit of being non-bisected, creating a wonderful sense of space and privacy. Beautifully landscaped, it offers a generous decked seating area ideal for outdoor dining and entertaining, alongside mature trees, established planting and colourful borders that provide year-round interest. A dedicated vegetable growing area, timber shed and charming secret garden further enhance its appeal, making this exceptional outdoor space a peaceful retreat that is perfectly suited to both family life and summer entertaining.



GROUND FLOOR



1ST FLOOR



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.
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Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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