



Glenburn House  
4 Glenburn Avenue | Sprowston | Norfolk | NR7 8DU

 FINE & COUNTRY

# STANDING PROUD



“This handsome Victorian home is the oldest and most characterful home on the street and stands, handsome and proud, in good size wrap around gardens. Thoughtfully extended and beautifully renovated, it’s packed with period features and has a wonderfully authentic finish, seamlessly combined with contemporary comforts. The location is the icing on the cake – walking distance from the city with plenty of amenities, parks, heathland and more to explore on the doorstep.”



# KEY FEATURES

- A Handsome Detached Victorian House situated in the Sought After Suburb of Sprowston
- Three Bedrooms and Three Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility Room
- Three Reception Rooms all with Feature Fireplaces, either Open or containing a Log Burner
- Wrap Around Gardens with Patio and Large Pergola
- Versatile Summerhouse currently utilised as a Gym
- Shingled Off Road Parking to the Front of the Property
- The Accommodation extends to 1,406sq.ft
- Energy Rating: D

This is a real one off! A very attractive and sympathetically updated Victorian home, benefiting from the excellent proportions of the era and retaining a wealth of character features. The perfect family home for all ages, all the work has already been done for you here, so you can move straight in and enjoy the lifestyle right from the start!

## Real Character

It's thought the house dates back to 1898 and it's definitely the oldest property along the street. The owners have been told this was originally a smallholding, supplying fruit and vegetables to nearby Sprowston Manor. When the owners first saw it, they had an exacting wish list - including three double bedrooms, space for a growing family, a large wrap-around garden, and a location within easy reach of the city but not too close to the centre - and this ticked every box. It's bright, beautiful and spacious, and the owners have updated and renovated it with a strong sense of style that's sympathetic to the original Victorian character. A charming blend of the old and the new, it's a home that's well set for the years to come. It's also been a very happy home. The owners have raised their children here and have celebrated many family gatherings and special occasions. It's been a delight!

## Welcome Home

You come in through the front porch and find two main receptions to the front of the property, a sitting room and a snug. The sitting room has a feature fireplace but this could easily be opened up or log burner installed if you prefer. This room is also part open to the formal dining room. The snug has access from the central hall, so it's very handy if you have teens, or if some of the family are watching TV and others want to read. The snug also has the benefit of a lovely open fire, which makes this room very cosy.





hello

# KEY FEATURES

---

The dining room features a log burner and has a door leading to the kitchen, but also a window – this was originally an external window which the owners chose to retain when they extended the original galley kitchen and it makes a lovely feature, as well as allowing you to keep an eye on what's happening in the sitting and dining rooms while you're cooking – another thing that's handy for parents of younger children! The kitchen is a gorgeous room, stylish yet comfortable with space for a sofa and a central island. The fire in here is a biofuel burner, so you have the atmosphere of a log burner without overheating while you're cooking. Doors lead onto the garden, so you have an easy flow between the house and garden in the summer months. There's a utility and shower room on the ground floor too. There's the option to use the snug as a bedroom – and with the shower room next door, anyone with limited mobility could live on the ground floor and never need to go upstairs. When the owners moved here, they were keen for their boys to have similar size bedrooms and the house certainly delivers on that front. All three of the first floor bedrooms are doubles, all are nice and light and all have a feature fireplace and picture rails. The principal bedroom has an ensuite, while the other two bedrooms share a family bathroom with both bath and shower.

## Well Connected

Step into the garden and it's clear the owners have put as much thought into this as they have into the house. It's nice and secluded and you can follow the sun around all day. The large pergola is perfect for al fresco dining or, as the owners have done, for a summer seating area. You could also have a hot tub here. There's a sunny patio, a summerhouse, which is currently used as a gym but could have multiple uses and plenty of lawn where children can play. Most of the neighbours have been here for decades – it's the kind of place people don't want to leave – and no wonder. You have everything you need here, with schools for children of all ages, shops, pubs, takeaways and more within walking distance. Stroll to Mousehold for a walk on the heath, or join Parkrun at Catton Park. Hop on a bus and it's only a short distance to the city. You can walk into the centre if you prefer. If you need to get out and about across the wider area, that's easy too – it's only a few minutes to the Broadland Northway or to the airport.





HE WHO DARES KODNEY





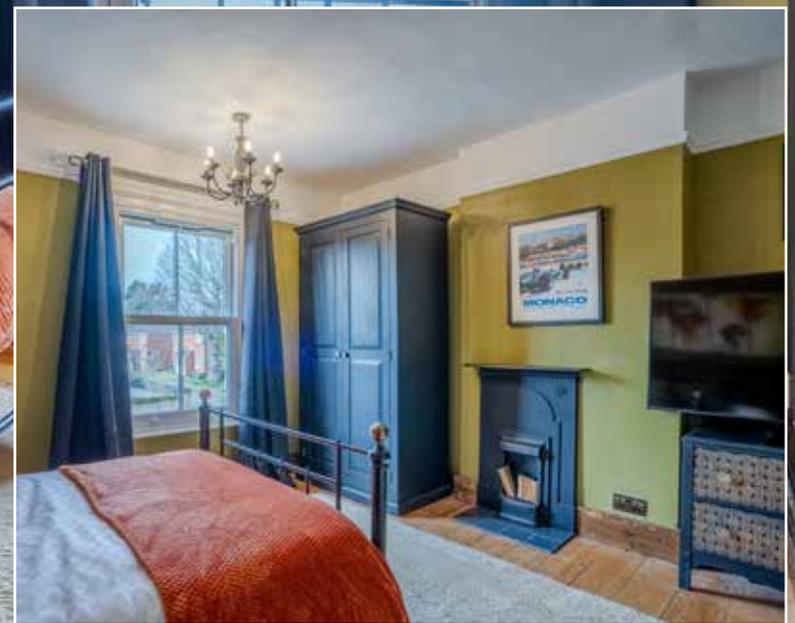




MUSIC  
SOUNDS  
BETTER  
WITH  
YOU

YOU  
HAD  
ME AT  
"hello"















# INFORMATION

---



## On The Doorstep

The property is situated in the desirable suburb of Sprowston, near Norwich. Located just off the road that leads into the heart of the Norfolk Broads National Park. Glenburn House is within easy reach of the North Norfolk Coast. Norwich (2 miles away) boasts two fine Cathedrals, a Norman Castle and is the East Anglian shopping capital. Glenburn House is close to many high performing public, state and academy schools for all ages.

## How Far Is It To?

Conveniently situated in Sprowston, there is easy access to the A47 Norwich Southern Bypass that spans from the east to the west of Norfolk. The A11 is a short drive on the new easy connecting Norwich Northern Bypass. Marriott's Sprowston Manor and its championship golf course is one mile away. All major supermarkets are close to hand as well as many gyms and a renowned farm shop.

## Directions

From the Norwich outer ring road, enter Sprowston, heading out of Norwich on the A1151 towards Wroxham. After the first set of traffic lights turn left into Glenburn Avenue. Glenburn House, 4 Glenburn Avenue, can be found on the right hand side clearly marked with a Fine & Country For Sale Board.

## Services, District Council and Tenure

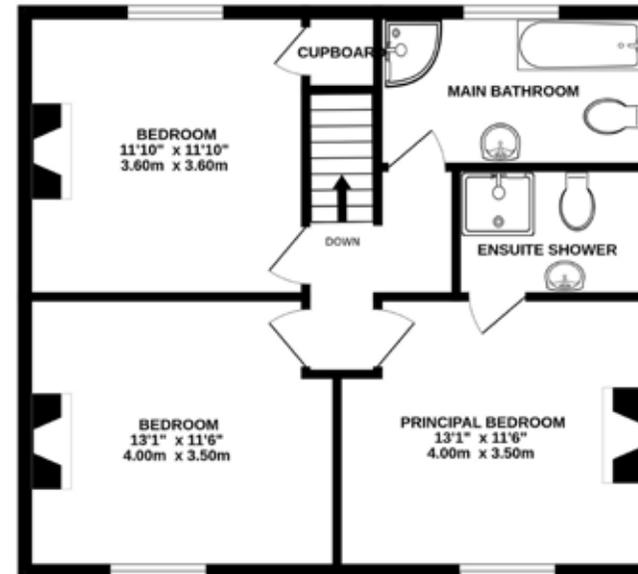
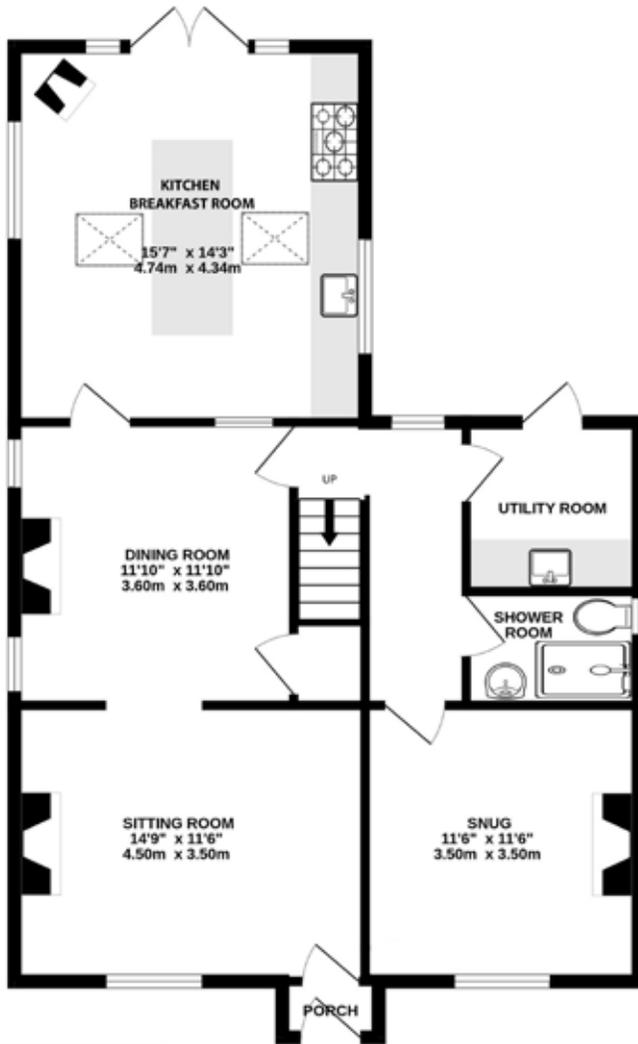
Gas Central Heating, Mains Water, Mains Drainage  
Fibre to Premises Broadband Available - vendor uses EE  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
Broadland District Council - Council Tax Band D  
Freehold

---

Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA.

Copyright © Fine & Country Ltd.

Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.



**GROUND FLOOR**  
820 sq.ft. (76.2 sq.m.) approx.

TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
Made with Metropix ©2026

**1ST FLOOR**  
586 sq.ft. (54.5 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		65	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
www.epc4u.com			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



follow Fine & Country Norwich on



Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)

