



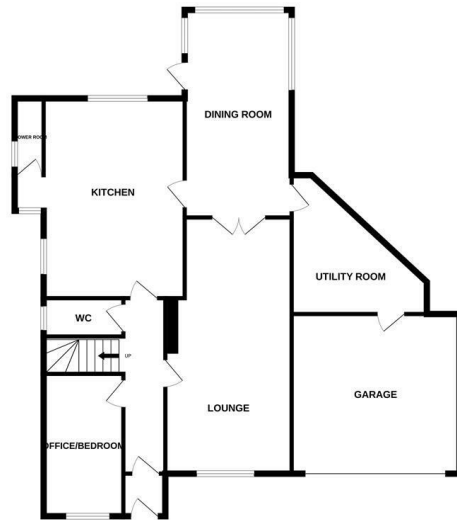
6 Blithemeadow Drive | | Norwich | NR7 8PX

Offers In Excess Of £450,000

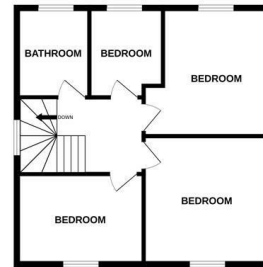
****EXTENDED DETACHED FAMILY HOME SITUATED ON A SPACIOUS PLOT**** Nestled within the highly sought-after suburb of Sprowston, this substantial and beautifully extended four/five bedroom detached family home exudes charm, space, and versatility throughout. From the moment you arrive, the sweeping driveway, ample parking and impressive frontage set the tone for what lies within—a welcoming entrance hall leading to a stunning lounge complete with a cosy wood burner, a separate dining room perfect for entertaining, a well-appointed kitchen, and an array of versatile ground-floor rooms including an office/bedroom, shower room, utility and WC. Upstairs, four generously sized bedrooms and a family bathroom provide the perfect retreat, while outside the delights continue with a superb rear garden thoughtfully designed into three distinct areas, boasting patio seating, lush lawn, and substantial storage sheds. Adding further appeal is the garage, which not only provides secure parking and storage but also benefits from its own converted loft space, offering endless potential for a home office, studio, or hobby room. Finished to an excellent standard with gas central heating and double glazing, this is a home that truly combines practicality with elegance, offering a rare opportunity for growing families in one of Norwich's most desirable locations.



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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Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, office/bedroom, WC and stairs to first floor.

Lounge 23'10" x 11'9"

Double glazed window, radiator, wood burner.

Dining Room 19'3" x 10'11"

Door to garden, radiator.

Kitchen 18'7" x 13'2"

Fitted wall and base units with worktops over, sink and drainer, space for Range cooker, fridge/freezer, washing machine and dishwasher, two double glazed windows, radiator.

Office/Bedroom 13'1" x 7'1"

Double glazed window, radiator.

Shower Room 6'7" x 2'3"

Shower cubicle, frosted double glazed window.

Utility Room 18'6" x 12'7"

Fitted wall and base units with worktops over.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 11'11" x 11'10"

Double glazed window, radiator.

Bedroom Two 11'11" x 11'9"

Double glazed window, radiator.

Bedroom Three 11'8" x 8'5"

Double glazed window, radiator.

Bedroom Four 8'5" x 8'3"

Double glazed window, radiator.

Bathroom 6'2" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Large shingled driveway providing ample off road parking, borders with mature plants and shrubs, access to:

Garage 15'8" x 14'11"

With power, lighting and a converted loft space providing multiple uses.

Outside Rear

Two patio areas, lawned garden, mature plants and shrubs, timber sheds, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold


Utilities

Full fibre broadband available.
Mains water, gas and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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	

Local Authority

Broadland District Council, Tax Band D

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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