

THE STORY OF

1 Church Green

Sprowston, Norfolk

SOWERBYS

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Sprowston, Norfolk
NR7 8BA

Charming Cottage Dating Back 300 Years

Wealth Of Original Period Character

Beautiful Kitchen Overlooking Peaceful Garden

Four Generous Bedrooms Across Two Floors

Characterful Sitting Room With Woodburner

Light-Filled Garden Room With Bi-Folds

Versatile Ground Floor Double Bedroom

Wraparound Garden With Summer House

Peaceful Outdoor Spaces For Relaxing

Offered For Sale With No Chain

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Steeped in history and dating back over 300 years, this charming period cottage has been recently renovated and offers a wonderful blend of character, space and everyday practicality. Standing proud in an attractive plot, the property retains an abundance of features that tell its story, including exposed timber beams and floorboards, while generous proportions provide plenty of room for modern family life.

At the heart of the ground floor is a wonderfully characterful 17' dining room, with access out to the courtyard garden, alongside an impressive 18' sitting room. The latter enjoys a bay window and feature fireplace housing a wood-burning stove, creating a particularly inviting space in which to relax.

"The kitchen is such a lovely spot, with its beautiful beams and light."

To the rear, the kitchen is a real delight. Positioned to enjoy peaceful views across the garden and flooded with natural light, it provides a lovely backdrop for everyday cooking and informal dining, with integrated appliances and a breakfast bar. Beyond, the garden room opens through bi-folding doors, creating a natural connection between the house and outside space.

Completing the ground floor is a spacious double bedroom, with French doors opening onto the patio, together with a useful walk-in shower room.

Upstairs, there are three further generous bedrooms, providing excellent flexibility for family, guests or working from home, as well as a spacious family bathroom.



















I would describe my home as unique, cosy and welcoming.





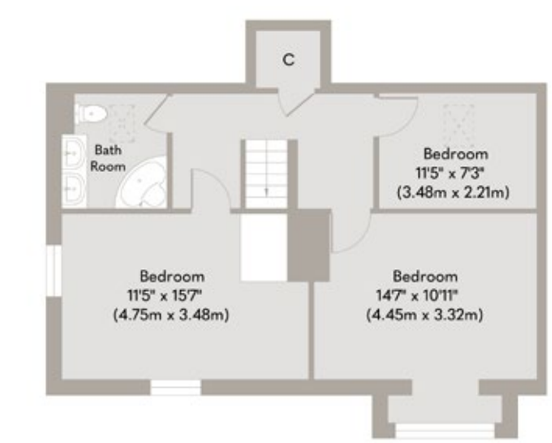
Outside, the garden wraps around the rear of the property and offers a pleasant combination of patio and lawn, with established planting adding to the sense of privacy. A summer house provides further useful space, while the garden as a whole offers a peaceful setting in which to sit, dine or simply enjoy the surroundings.

With its wealth of period character, versatile accommodation and particularly appealing garden, this is a home that offers plenty to discover, while the absence of an onward chain makes for a straightforward move.

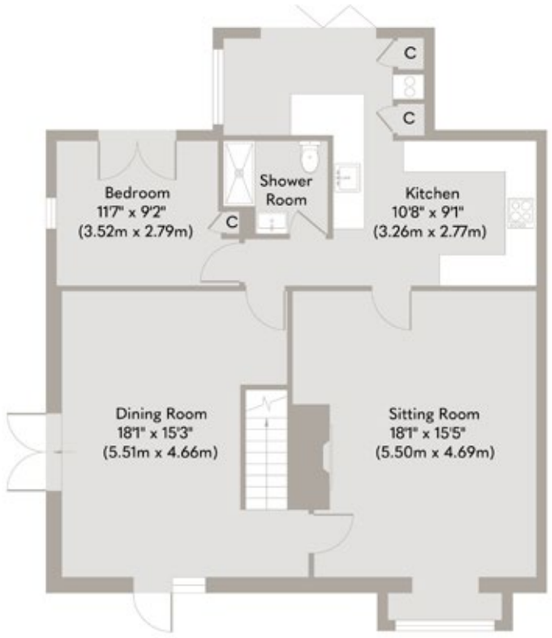








First Floor
Approximate Floor Area
576 sq. ft
(53.54 sq. m)



Ground Floor
Approximate Floor Area
929 sq. ft
(86.32 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Sprowston

VILLAGE LIVING MOMENTS FROM NORWICH

Sprowston is a popular suburb just north-east of Norwich, offering a convenient blend of village character, green open spaces and easy access to the city. Once a rural village, Sprowston has grown into a well-established community while retaining a strong sense of local identity, making it a popular choice for families, professionals and those looking to enjoy the best of both town and country living.

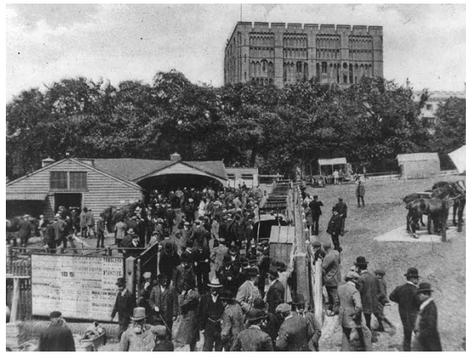
The area offers a good range of everyday amenities, including local shops, schools, cafés and recreational facilities, while Norwich city centre is just a short distance away. The city provides an extensive choice of independent shops, restaurants, cultural attractions and leisure opportunities, alongside its historic architecture and vibrant arts scene.

Sprowston is also well placed for enjoying the wider Norfolk countryside, with a variety of parks, green spaces and walking routes nearby. The Norfolk Broads are within easy reach, while the North Norfolk coast and its beaches can be reached by road for days spent exploring the county's beautiful landscapes.

With excellent access to Norwich and convenient road links towards the wider county, Sprowston offers a practical and well-connected setting with plenty of opportunities to enjoy the surrounding countryside and all that Norwich has to offer.









Note from the Vendor



"I still drive up and think, 'I can't believe I live here.' It's the perfect mix of cosy cottage charm and modern living."

SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0448-4054-6208-5790-1254

To retrieve the Energy Performance Certificate for this property please visit https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///punk.trail.tent

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SOWERBYS

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