



10 Bourges Court, Sprowston

£350,000 Freehold

Occupying a sought-after position overlooking the green, this beautifully presented four-bedroom detached home offers stylish, spacious accommodation over three floors.



websters.

Home

CONTEMPORARY FAMILY HOME OVERLOOKING THE GREEN

Occupying an enviable position overlooking the green in the ever-popular suburb of Sprowston, this beautifully presented four-bedroom, three-storey detached home offers stylish and spacious accommodation perfectly suited to modern family living.

The welcoming entrance hall leads to a generous lounge, creating an ideal space to relax, while the impressive open-plan kitchen/dining room provides the heart of the home with contemporary fitted units, integrated cooking appliances, space for a dishwasher and wine fridge, and patio doors opening directly onto the rear garden—perfect for entertaining.



- Four-bedroom, three-storey detached family home
- Overlooking the green in the sought-after area of Sprowston
- Modern open-plan kitchen/dining room with utility room
- Spacious lounge and ground floor WC
- Principal suite with en-suite plus guest bedroom with en-suite
- Enclosed rear garden with lawn and decking
- Driveway, garage, CCTV, alarm and double glazing
- Close to schools, amenities, Norwich and the NRP



A separate utility room offers additional storage and laundry space, with access to the side of the property, complemented by a convenient ground floor WC. The first floor features three well-proportioned bedrooms, including a generous guest bedroom benefiting from its own en-suite shower room, alongside a modern family bathroom. Occupying the entire second floor, the impressive principal suite provides a private retreat complete with built-in storage, an en-suite shower room and Velux windows allowing plenty of natural light.

Further benefits include gas central heating, double glazing, a fitted CCTV system, a burglar alarm and the remainder of a modern finish throughout, making this an exceptional turnkey family home.

Outside

To the front, a driveway provides ample off-road parking and leads to the garage. The enclosed rear garden has been designed with low-maintenance family living in mind, featuring a lawned area and an attractive timber decking seating area ideal for outdoor dining, entertaining or simply enjoying the warmer months. Side gate access provides convenient access to the driveway and garage.

Location

Situated to the north-east of Norwich, Sprowston is one of the city's most sought-after residential suburbs, offering an excellent range of local amenities including highly regarded schools for all ages, supermarkets, independent shops, healthcare facilities, pubs and restaurants. The area enjoys excellent transport links with regular bus services, the popular Sprowston Park & Ride, easy access to Norwich city centre, the Northern Distributor Road (NDR), Norwich Ring Road and the picturesque Norfolk Broads, making it an ideal location for commuters and families alike.

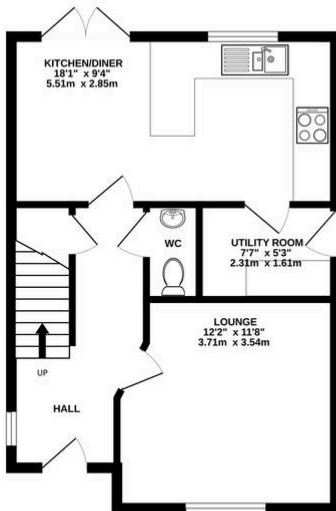
Council Tax band: D

Tenure: Freehold

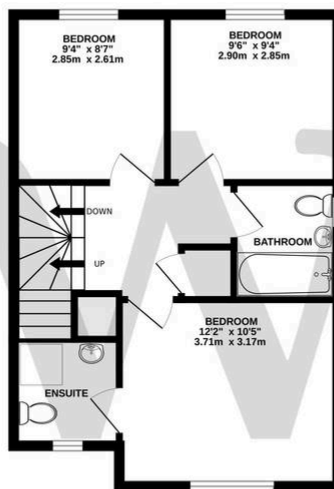
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

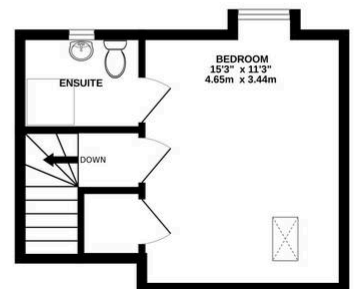
GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

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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