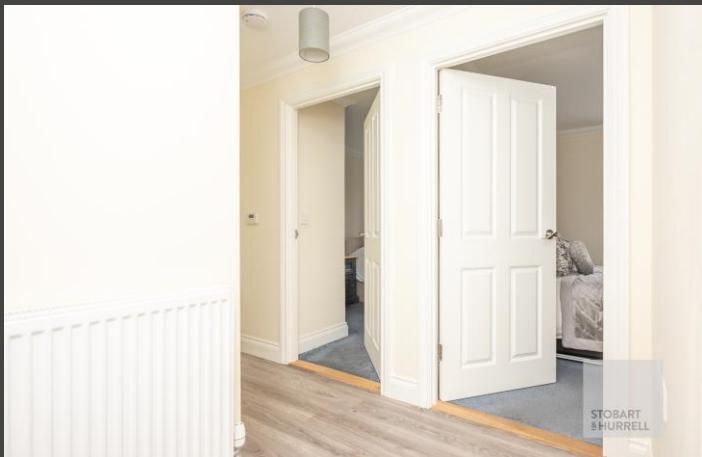




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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



# 6 Cormorant Drive, Sprowston, Norfolk, NR7 8UR

This beautifully presented two-bedroom ground floor apartment offers modern, low-maintenance living within a well-maintained residential development. Finished in a contemporary neutral palette throughout, the property is ideally suited to first-time buyers, professionals, downsizers and investors alike.

Positioned on the outskirts of Norwich in the popular suburban village of Sprowston, the apartment enjoys a convenient location with excellent access to local amenities. These include pre-school and primary schooling, Tesco and Lidl supermarkets, Sprowston Manor Hotel and Golf Club, a pharmacy, petrol station and a regular bus service into Norwich city centre, located approximately four miles to the south-west.

The property further benefits from two allocated off-road parking spaces and is set within neatly maintained communal gardens, enhancing its appeal and sense of community.

Internally, the accommodation is bright, well-proportioned and beautifully presented. The entrance hall leads to a spacious open-plan living, dining and kitchen area, a modern bathroom and two bedrooms, both with built-in storage and the principal benefitting from an en-suite shower room.

The location is further enhanced by easy access to the Northern Distributor Road, providing convenient links to Norwich International Airport, the city centre, the University of East Anglia, Norwich University Hospital and Riverside train station. Norwich itself offers excellent shopping, a vibrant café and restaurant scene, nightlife and a wealth of historical interest.



Ground Floor



Apartment / Studio



Modern



2 Bathrooms



1 Reception



2 Bedrooms



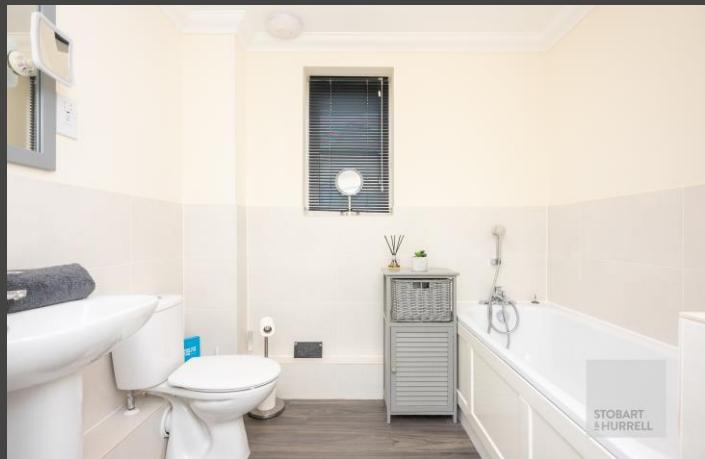
Tax Band B

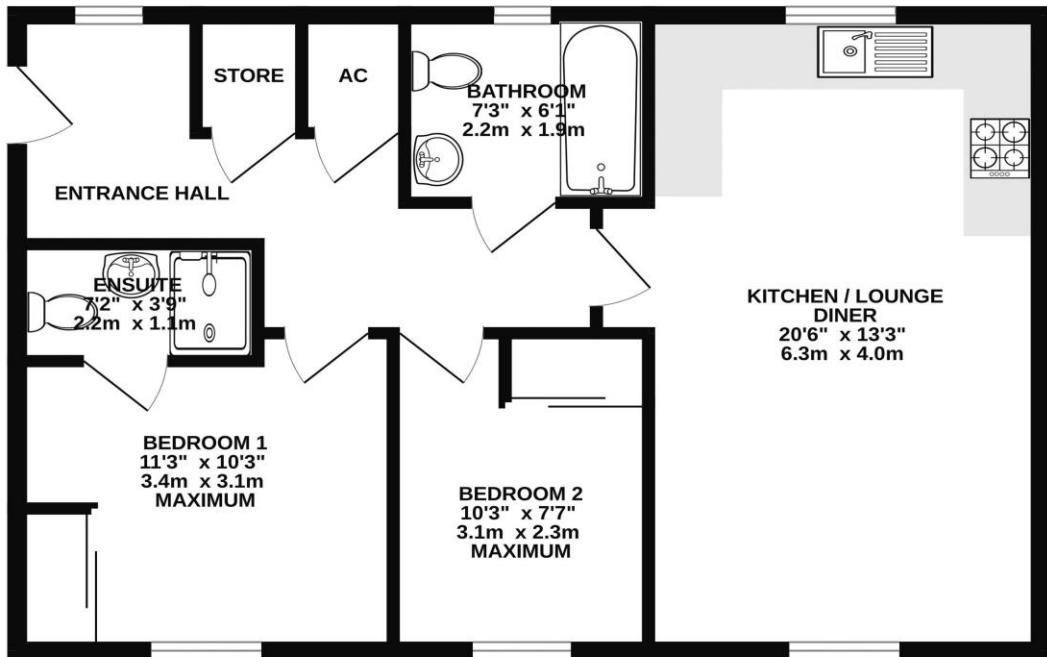


Allocated Off-Road  
Parking



No  
Garage





TOTAL FLOOR AREA : 627 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, areas, volumes, 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 only by any prospective purchaser. The service and/or appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Stobart & Hurrell

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