
abbotFox

Sprowston, NR7
£260,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**











THE DETAIL___

Accommodation
The accommodation offers the potential to create a comfortable home, an inviting entrance hall, cloakroom, lounge and kitchen diner to the ground floor. The first floor offers three bedrooms and a bathroom off-landing, with the principal bedroom serviced by an en-suite shower room. Externally, the property benefits from an enclosed rear garden, with allocated parking set to the rear.

Location
Sprowston is a highly regarded residential suburb situated to the north-east of Norwich, offering an excellent range of local amenities including supermarkets, independent shops, schools, healthcare facilities and recreational spaces. The area provides convenient access to Norwich city centre, the Norfolk Broads and the wider road network, including the NDR and A47. Nearby green spaces and established walking routes further enhance the appeal of this popular location.

Buyers
The property may appeal to a range of purchasers, including first-time buyers and young families. The convenient location and peaceful position within the development, make this an exceptional opportunity.

Our Agent's View
"Positioned in an established and well-connected residential area, this property offers buyers the opportunity to enjoy everything Sprowston has to offer, with excellent amenities and transport connections close at hand."





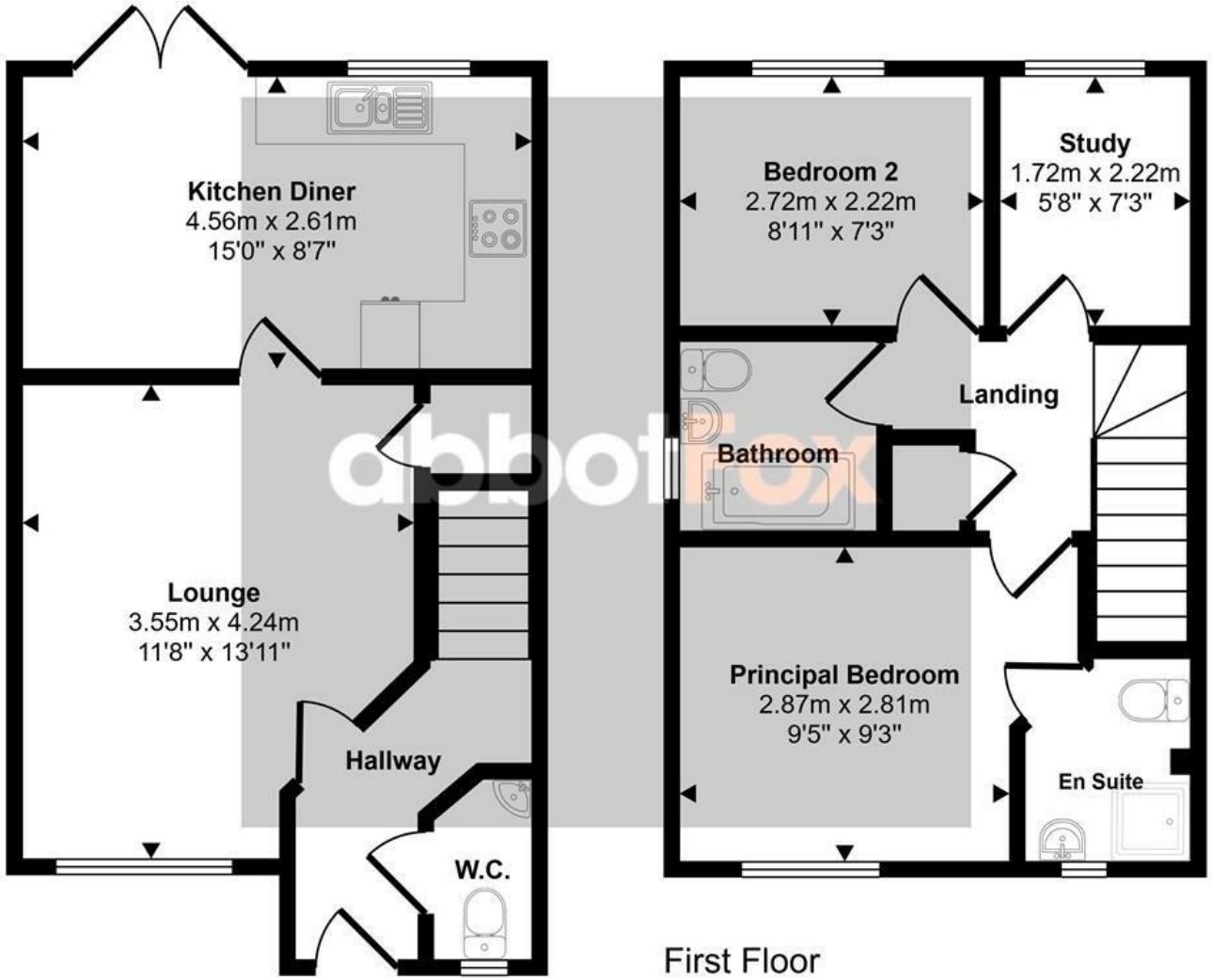




THE HIGHLIGHTS___

- Modern end terraced house
- Three bedrooms
- Enclosed private gardens
- Overlooking communal green spaces
- Allocated parking
- Convenient location
- Ideal family home
- Viewing advised

Approx Gross Internal Area
66 sq m / 713 sq ft



First Floor
Approx 32 sq m / 349 sq ft

Ground Floor
Approx 34 sq m / 364 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

Let's talk
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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.