

propertyladder



Mallard Way, Sprowston, NR7 8DN

A spacious two double bedroom second floor flat!

GUIDE PRICE £170,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

STYLISH FLAT WITH SCENIC CHARM!

Situated on the second floor of a popular development in Sprowston, this well presented flat offers an ideal opportunity for first-time buyers! The spacious flat comprises a generous entrance hall, two double bedrooms, including a master with en-suite, alongside a modern family bathroom. At the heart of the flat is a light-filled open-plan kitchen/lounge/diner, complete with a Juliet balcony that provides wonderful views over surrounding greenery.



“complete with a Juliet balcony that provides wonderful views over surrounding greenery”



Overview

- Second Floor Flat
- Two Double Bedrooms
- Two Allocated Parking Spaces
- En-Suite Shower Room & Family Bathroom
- Juliet Balcony With Views Of Greenery
- Open Plan Kitchen/Living Accommodation
- Large Entrance Hall & Secure Intercom System
- Communal Garden Space
- Ideal First Home Or Investment
- Popular Development With Nearby Amenities





Location

Mallard Way in Sprowston is ideally located within a popular residential development offering excellent access to local amenities. Just a short walk away are supermarkets such as Tesco and Lidl, along with a range of shops and services. Families will appreciate the nearby schools, including Sprowston Community Academy. Public transport links are convenient, with regular bus routes providing easy access to Norwich city centre, and the Sprowston Park & Ride close by.



Outside

The property further benefits from two allocated parking spaces, along with gas central heating, double glazing throughout and well maintained communal gardens!



GROUND 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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FULL EPC AVAILABLE UPON REQUEST

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		

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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