

propertyladder



Sparhawk Avenue, Norwich, NR7 8BU

Chain Free Three Bedroom Link-Detached Home!

GUIDE PRICE £305,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SPACE TO SHAPE YOUR DREAM!

Offered with no onward chain, this link detached property presents an ideal opportunity for a buyer to modernise and put their own personal stamp on a well-proportioned home! The accommodation comprises an entrance hall leading to a spacious living room and separate dining room, along with a fitted kitchen and a bright conservatory overlooking the rear garden. Upstairs, there are three bedrooms, including built-in wardrobes to the master, and a family shower room on the first floor.

The property also benefits from a decorated loft space, accessed via a pull-down loft ladder, offering excellent potential for hobbies, storage or occasional use. With its flexible layout and great potential, this property is perfect for those looking to create a home tailored to their own taste and style!



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Overview

- LINK DETACHED HOUSE
- THREE BEDROOMS
- POPULAR SUBURB NEARBY TO AMENITIES & SCHOOLS
- TWO RECEPTION ROOMS & CONSERVATORY
- DRIVEWAY & 22FT GARAGE
- NO ONWARD CHAIN
- OPPORTUNITY TO MODERNISE A FAMILY HOME
- GENEROUS REAR GARDEN
- FITTED KITCHEN & FIRST FLOOR SHOWER ROOM
- DECORATED LOFT SPACED ACCESSED BY A PULL DOWN LADDER.





Location

Nestled to the north-east of Norwich, this sought-after suburb combines convenience with charm. Families will appreciate the nearby playpark and a wealth of amenities, including schools for all ages, a local doctors' surgery, and a variety of shops, supermarkets, pubs, and restaurants. Excellent public transport links—such as the Sprowston Park & Ride—ensure easy access to the city centre. With close proximity to the Norwich Ring Road, NDR, and the picturesque Norfolk Broads, this location truly connects lifestyle with accessibility.



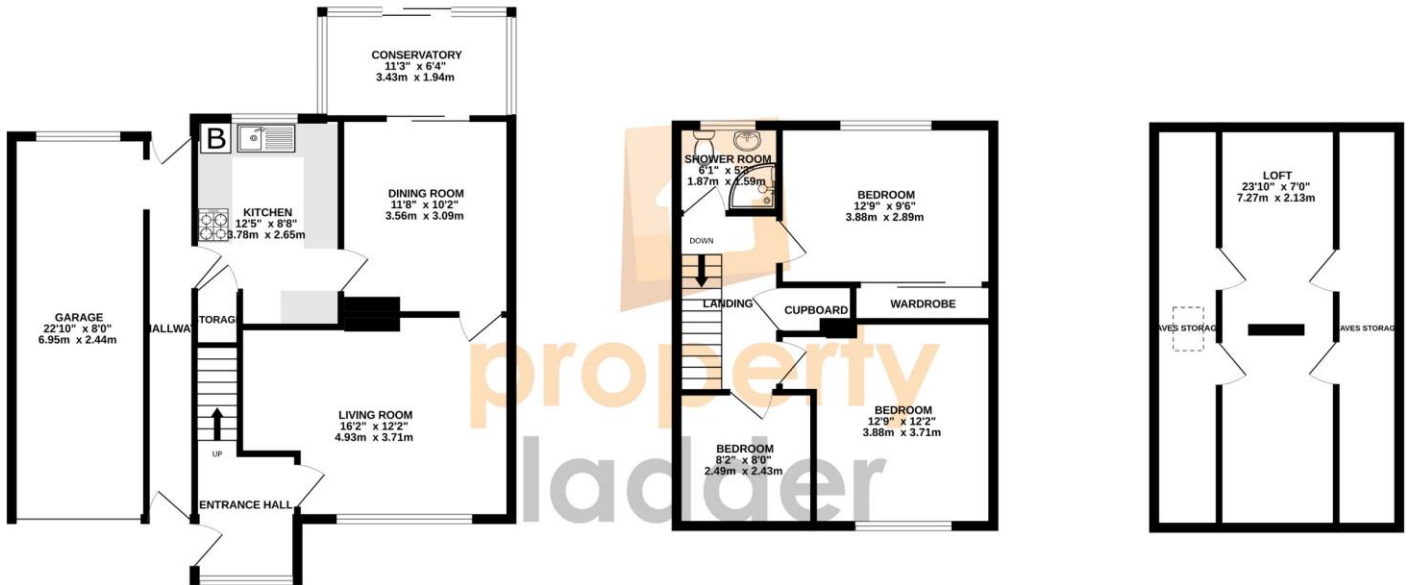
Outside

Outside, the property offers ample off road parking with a brickweave driveway, and has the added convenience of a 22ft long garage for further parking or storage! The rear garden proves fully enclosed, offering a mixture of both patio and shingle, along with an outdoor shed.

GROUND FLOOR
786 sq.ft. (73.1 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.

2ND FLOOR
346 sq.ft. (32.1 sq.m.) approx.

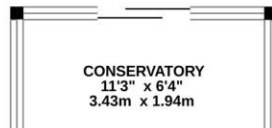


TOTAL FLOOR AREA : 1580 sq.ft. (146.8 sq.m.) approx.

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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FULL EPC AVAILABLE UPON REQUEST

EPC TBC

COUNCIL TAX BAND: C

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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