

propertyladder



Egyptian Goose Road, Sprowston, NR7 8FN

A Three Bedroom Three Storey Sprowston Home!

GUIDE PRICE £250,000 FREEHOLD



**BRITISH
PROPERTY
AWARDS**

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

VERSATILE FAMILY LIVING ACROSS THREE FLOORS!

Located on the popular Manor Park development in Sprowston, this beautifully presented three-storey home offers modern living within walking distance of local schools and amenities! The ground floor comprises a welcoming entrance porch, a spacious living room, a convenient ground floor WC, and a stylish kitchen diner perfect for family meals or entertaining! On the first floor, you'll find two generous double bedrooms, one featuring sleek fitted wardrobes by Sharps, as well as a contemporary family bathroom. The second floor is dedicated to the impressive master suite, complete with its own en-suite shower room, a skylight that fills the space with natural light, and additional Sharps wardrobes offering smart storage solutions!



“The second floor is dedicated to the impressive master suite, complete with its own en-suite shower room”



Overview

- Two Allocated Parking Spaces
- Ground Floor WC & En-Suite To Master
- First Floor Family Bathroom
- Modern Kitchen Diner
- Generous Living Room & Entrance Porch
- Walking Distance To Local Schools & Amenities
- Low Maintenance & Enclosed Garden
- Sleek Sharps Wardrobes In Master Bedroom





Location

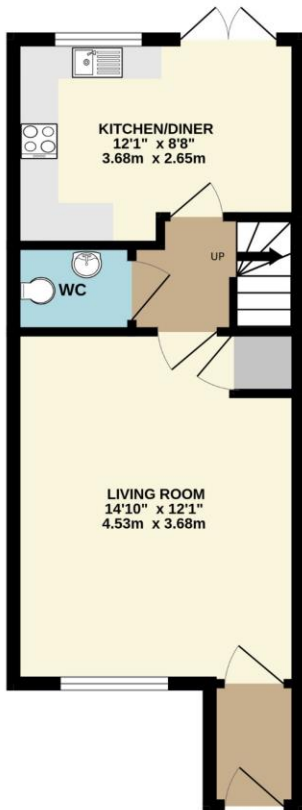
This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.



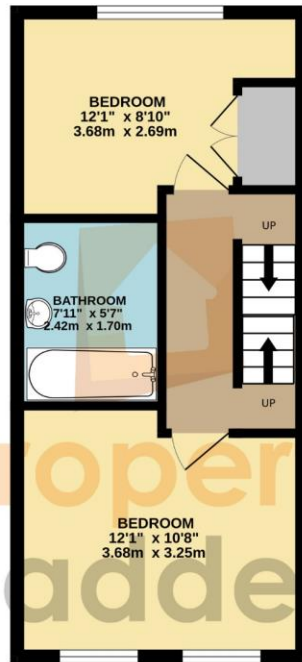
Outside

Outside, the property benefits from two off road parking spaces, situated to the rear of the house. The garden proves fully enclosed and low maintenance, consisting of artificial lawn, patio area and convenient outdoor shed.

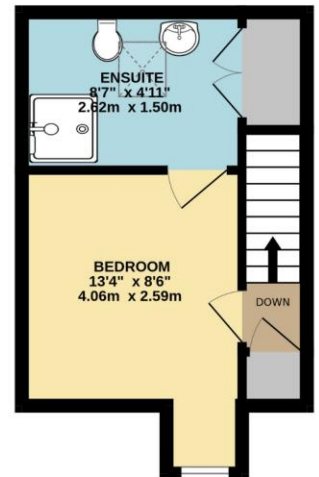
GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



2ND FLOOR
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com

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