

propertyladder



Grouse Close, Sprowston, NR7

A 2022 Built Chain Free One Bedroom Flat With Allocated Parking!

GUIDE PRICE £180,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A SLEEK FIRST-FLOOR HOME TO LOVE!

Built in 2022 and offered in immaculate condition, this first floor flat in Sprowston is being sold with no onward chain!

Accessed via a secure entry system, the property comprises an entrance hall, a spacious double bedroom with built in wardrobes added by the current owner, and a fitted bathroom suite. To the left hand side of the flat is the impressive open plan kitchen/living space, spanning the full length of the property and featuring a contemporary fitted kitchen flowing seamlessly into a bright and spacious dual aspect living/dining area, creating an ideal space for both everyday living and entertaining!



“a spacious double bedroom with built in wardrobes added by the current owner”



Overview

- Immaculate First Floor Flat
- One Double Bedroom With Fitted Wardrobes
- Allocated Parking Space & Visitors Parking
- No Onward Chain
- Open Plan Kitchen/Living Accommodation
- Entrance Hall & Fitted Bathroom
- Modern Kitchen & Dual Aspect Living Space





Location

Grouse Close is situated within the popular suburb of Sprowston, just a couple of miles north east of Norwich city centre, offering a convenient location for both everyday amenities and access into the city. Sprowston provides a good range of local facilities, including supermarkets, shops, cafés and leisure facilities, with Tesco and Lidl both within easy reach, alongside the popular White House Farm offering a farm shop, café and other local services.

There are also a number of well regarded schools nearby, including White House Farm Primary School and Sprowston Community Academy. For those who enjoy the outdoors, there are a number of parks, green spaces and walking routes in the surrounding area, whilst excellent road links provide easy access to Norwich city centre, the Northern Distributor Road and the wider Norfolk area.



Outside

The property benefits from one allocated parking space, with additional visitors parking available.

Length of lease: 999 years from November 2022. Years remaining: 995 years. Service Charge: £582 (£PA). Ground Rent: £100 (£PA).

We may use edited or staged photos to declutter and show the property in its best light. A decision to purchase should not be made on the published photographs alone.

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

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

COUNCIL TAX BAND: A

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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



BRITISH
PROPERTY
AWARDS
2025

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

 98 Crostwick Lane, Spixworth, NR10 3NQ

 **T 01603 898100**
propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. These published details should not be considered to be accurate and all information, including but not limited to lease details, boundary information and restrictive covenants have been provided by the sellers. Property Ladder have not physically seen the lease nor the deeds.