

# propertyladder



## Osprey Loke, Norwich, NR7 8FB

Charming two-bedroom first-floor flat!

**GUIDE PRICE £175,000** leasehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# OVER 55's DREAM!

This charming two-bedroom first-floor flat is nestled within a highly sought-after over 55s development in the heart of Sprowston. It's an ideal choice for those looking to downsize without compromising on comfort or convenience. The property boasts a beautifully maintained communal garden, perfect for leisurely strolls or enjoying a cup of tea in the fresh air.

Inside, you'll find a generously sized sitting room that offers ample space for relaxation and entertaining guests. The modern fitted kitchen is equipped with all the necessary appliances and plenty of storage, making meal preparation a breeze. The shower room is contemporary and designed with ease of use in mind.



“communal garden, perfect for leisurely strolls or enjoying a cup of tea in the fresh air.”



## Overview

- OVER 55'S APARTMENT
- FIRST FLOOR
- SMALL DEVELOPMENT
- CLOSE TO LOCAL AMENITIES
- MODERN FITTED KITCHEN
- SITTING ROOM
- AMPLE STORAGE
- SECURE ENTRY SYSTEM
- COMMUNAL GARDENS
- ALLOCATED PARKING





## Location

The property lies within close proximity to a range of local amenities such as to Tesco's superstore at Blue Boar Lane as well as good public transport links to the City centre.



propertyladder



propertyladder



propertyladder



propertyladder

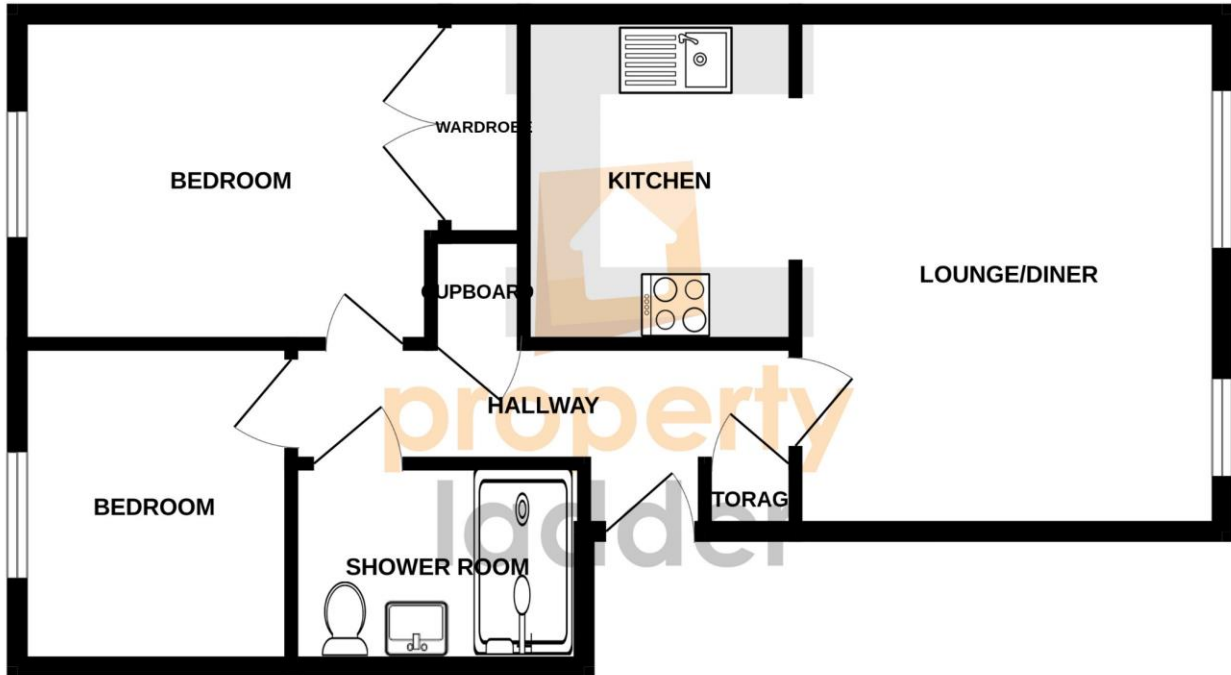
## Outside

The property benefits from allocated parking, located immediately to the front of the property as well as well-kept communal gardens located to the side and rear.



propertyladder

**GROUND FLOOR**  
**559 sq.ft. (51.9 sq.m.) approx.**



**TOTAL FLOOR AREA : 559 sq.ft. (51.9 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.  
 Made with Metropix ©2024

**FULL EPC AVAILABLE UPON REQUEST**

**COUNCIL TAX BAND: B**

**LOCAL AUTHORITY:**  
 BROADLAND DISTRICT COUNCIL

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS,  
 MAINS ELECTRICITY, MAINS GAS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**BRITISH  
 PROPERTY  
 AWARDS**  
 2023 & 2024

**GOLD WINNER**  
 ESTATE AGENT  
 IN NORWICH  
 (NR10-16)

## Selling your home?

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



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.