

propertyladder



Burrage Way, Norwich, NR7

A Modern 2020 Built Energy Efficient Three Bedroom Home!

GUIDE PRICE £375,000 Freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

BRIGHT SPACES WITH BOLD ARCHITECTURAL BEAUTY!

Built in 2020 by Norfolk Homes, this striking detached property showcases sleek Scandinavian inspired architecture and exceptional energy efficiency!

The home opens with a welcoming entrance hall leading to a ground floor WC and a bright living room that seamlessly connects to a contemporary kitchen/diner. The kitchen is equipped with high-spec integrated appliances including a fridge freezer, double oven, warming drawer, dishwasher, and wine fridge, while a separate utility room offers additional worktop space, a sink, and a secondary access point. Upstairs, there are three double bedrooms with built in wardrobes, including a master suite featuring a stylish en-suite shower room and impressive high ceilings. A modern family bathroom and spacious landing complete the first floor. Further highlights include underfloor heating, triple glazing, and an NHBC warranty valid until December 2030, making this modern home as practical and efficient as it is beautifully designed!



“rear garden offers a generous and low maintenance outdoor space, particularly impressive for a home of this age”



Overview

- Guide Price £375,000 - £400,000
- Detached Home With Scandinavian Architecture
- Three Double Bedrooms
- Master En-Suite & Family Bathroom
- Enlarged Garage & Driveway For Two Vehicles
- Utility Room & Ground Floor Wc
- Modern Open Plan Kitchen/Diner Accommodation
- Generous & Enclosed Garden
- Underfloor Heating & Triple Glazing
- Energy Efficient 2020 Built Norfolk Home With NHBC Warranty Until December 2023





Location

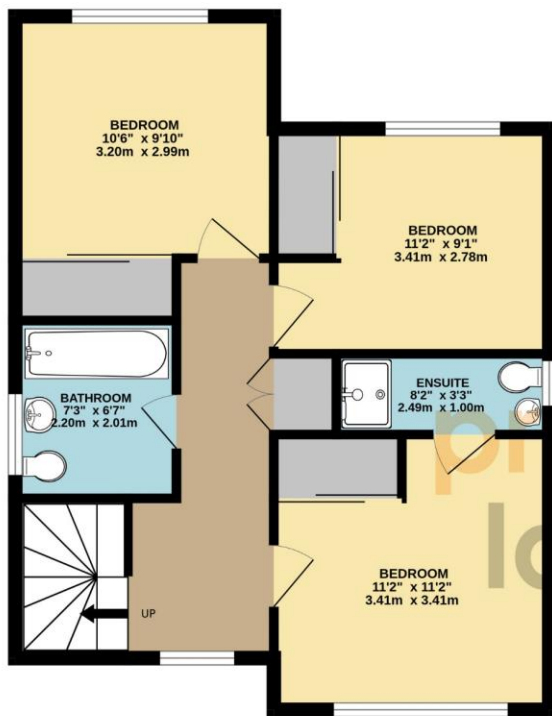
Burrage Way is a sought-after residential location in the popular suburb of Sprowston, situated just to the north-east of Norwich. The area is well-regarded for its blend of modern housing developments and established community feel, making it an ideal setting for families, professionals, and retirees alike. Residents benefit from a wide range of local amenities, including supermarkets, independent shops, cafés, and pubs, as well as healthcare services and leisure facilities close at hand. Sprowston also boasts several well-regarded primary and secondary schools, along with nursery provision, catering for families with children of all ages.



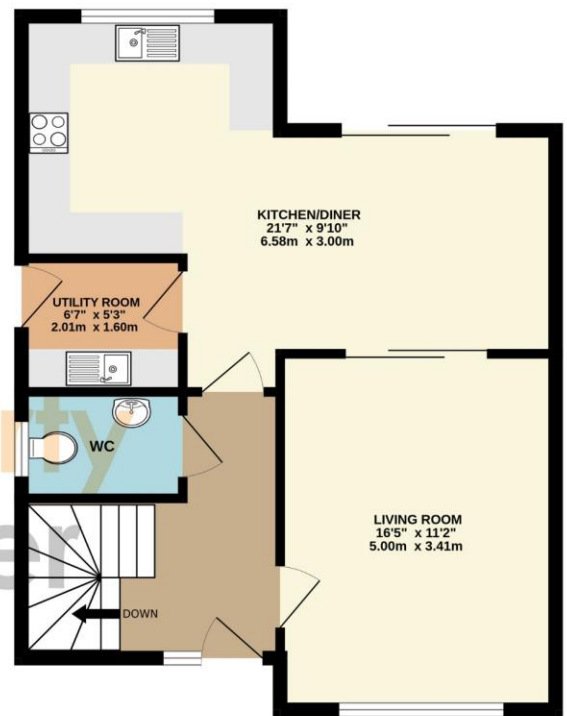
Outside

Outside, the property benefits from an larger than average garage and driveway providing parking for two vehicles. The rear garden offers a generous and low maintenance outdoor space, particularly impressive for a home of this age. It features a well-sized patio, a large lawned area, and a large composite decking area positioned behind the garage, perfect for entertaining or relaxing in privacy.

FIRST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



GROUND FLOOR
537 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: D

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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