



## Cranes Croft Road, Norwich, NR7

A Stylish Two-Bedroom End-Terrace Home By Norfolk Homes!

**GUIDE PRICE £265,000 FREEHOLD**



# YOUR PERFECT START TO MODERN LIVING!

Built by the highly regarded Norfolk Homes, this modern two-bedroom end-terrace house offers smart, well-balanced accommodation in a popular and convenient Sprowston location.

The property opens into a welcoming entrance hall with a ground floor WC and benefits from underfloor heating throughout the ground floor. To the front is a light and airy living room, while to the rear sits a well-designed open-plan kitchen dining room, ideal for modern living and entertaining. Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor space. A number of the kitchen appliances will remain, adding further appeal for buyers.

Upstairs, the principal bedroom benefits from built-in storage and a contemporary en suite shower room. The second bedroom also features fitted wardrobes and is served by a stylish family bathroom finished to a modern standard.

## Overview

- **Underfloor heating throughout the ground floor**
- **Bright living room and open-plan kitchen/diner**
- **Kitchen appliances included (subject to confirmation)**
- **Main bedroom with en suite shower room**
- **Insulated garden office with power and lighting**
- **Enclosed garden with patio**
- **Allocated parking space**



**“benefits from underfloor heating throughout the ground floor”**





## Location

Cranes Croft Road is situated in the highly sought-after suburb of Sprowston, offering excellent access to a wide range of local amenities. These include two supermarkets, schools for all ages, parks, leisure facilities and everyday conveniences, making the area ideal for families and professionals alike. Norwich city centre is easily accessible, while nearby road links provide straightforward access to the Northern Distributor Road and surrounding areas.



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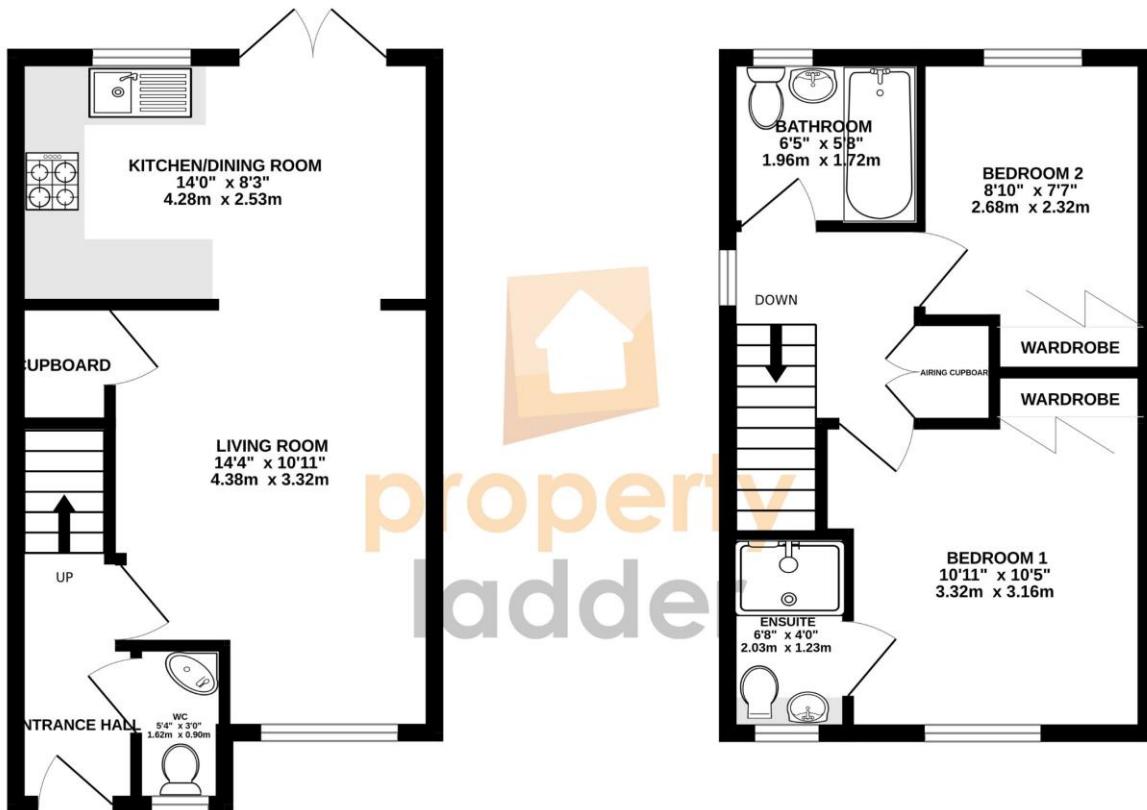
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## Outside

The enclosed rear garden is mainly laid to lawn with a paved patio, perfect for summer dining. The insulated timber outbuilding, complete with power and lighting, is currently ideal as a garden office, but would also suit use as a studio or gym. An allocated parking space is positioned to the rear and is accessed via a gate from the garden.

GROUND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.

1ST FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



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**TOTAL FLOOR AREA : 653 sq.ft. (60.7 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. 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: B**

**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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