

propertyladder



Grouse Close, Sprowston, NR7

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

GUIDE PRICE £185,000 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



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