

# propertyladder



## Burrage Way, Norwich, NR7

A Chain Free Detached Three Bedroom David Wilson Built Home!

**GUIDE PRICE** £400,000 - £425,000 *freehold*



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# CONTEMPORARY COMFORT – MEETS ARCHITECTURAL ELEGANCE!

Featuring unique Scandinavian architecture and built in 2021, this immaculate Norfolk Homes property is offered with no onward chain! *(Please note some photos are AI generate for illustration. The property is unfurnished.)*

Designed and finished to a high standard, the home opens into a striking, light-filled entrance hall with high ceilings and extensive glazing, creating a welcoming sense of space. The impressive 21ft modern kitchen/diner provides the perfect hub for family living and entertaining, complemented by a separate utility room with additional sink. A generous living room and ground floor WC complete the downstairs accommodation. Upstairs, the property boasts three double bedrooms, each with built-in wardrobes, including a master suite with en-suite shower room. A sleek family bathroom and a spacious landing with large storage cupboard further enhance the home's practicality. The property benefits from underfloor heating throughout the ground floor, with radiators serving the first floor.



“a beautifully landscaped rear garden, thoughtfully designed for ease of maintenance”



## Overview

- Detached House Built By Norfolk Homes
- No Onward Chain
- Three Double Bedrooms With Built In Wardrobes
- Garage & Driveway
- En-Suite To Master, Family Bathroom & Downstairs Wc
- Modern Kitchen Diner & Utility Room
- Triple Glazing & Underfloor Heating
- Generous Landscaped Rear Garden
- Stunning, Bright & Airy Entrance Hall







## 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.

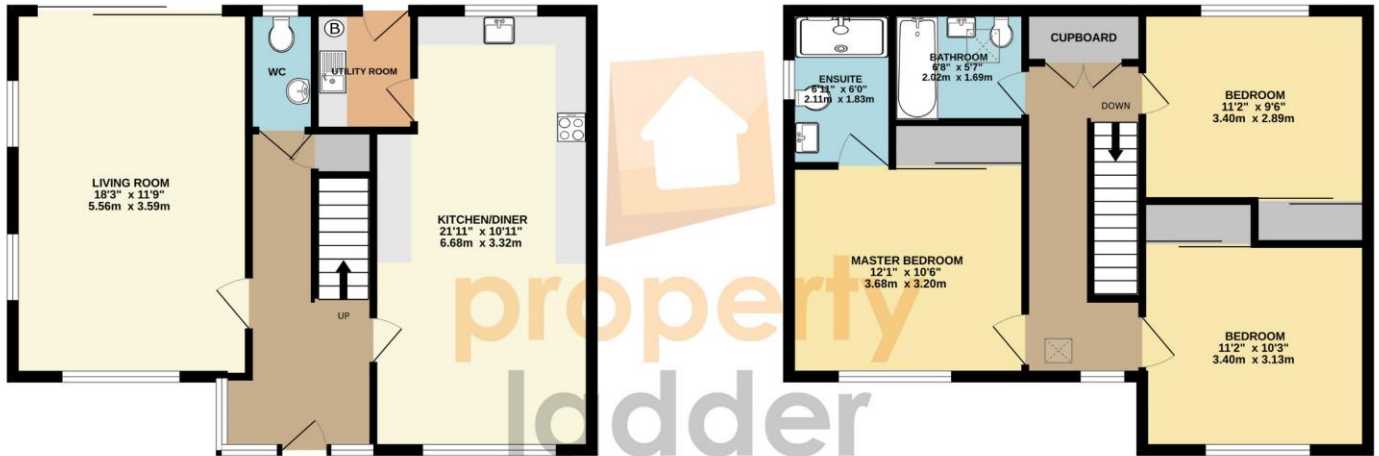


## Outside

A private driveway provides off-road parking and leads to a garage with full power and electrics. The property is further enhanced by a beautifully landscaped rear garden, thoughtfully designed for ease of maintenance while offering a stylish and private outdoor retreat. A shaped central lawn is framed by gravel pathways and raised planted borders, creating a smart and contemporary finish. A timber garden shed provides additional storage.

GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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		94 A
81-91	B	84 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?

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