



Bolton Road, Sprowston, NR7 8GG

A Chain Free, Four Bedroom Detached Home Over Three Floors!

GUIDE PRICE £350,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

LUXURY OVER THREE FLOORS!

This impressive property boasts four generously sized bedrooms, providing ample space for a growing family or for hosting guests. Two of the bedrooms feature luxurious en suite shower rooms, offering convenience and privacy. The heart of the home is the open plan kitchen and dining room, perfect for entertaining and family gatherings. The kitchen is equipped with contemporary fittings and high-quality appliances, making it a joy to cook and dine in. Adjacent to the kitchen, you'll find a practical utility room, ideal for laundry and additional storage needs. For added convenience, there is a handy ground floor WC, ensuring that guests and family members have easy access to facilities without needing to venture upstairs.



“The heart of the home is the open plan kitchen and dining room, perfect for entertaining and family gatherings”



Overview

- Detached House
- Four Generous Bedrooms
- Two En-Suite Shower Rooms
- Family Bathroom
- Ground Floor WC
- Open Plan Kitchen Diner
- Utility Room
- Garage & Driveway
- Enclosed Rear Garden
- No Onward Chain





Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.



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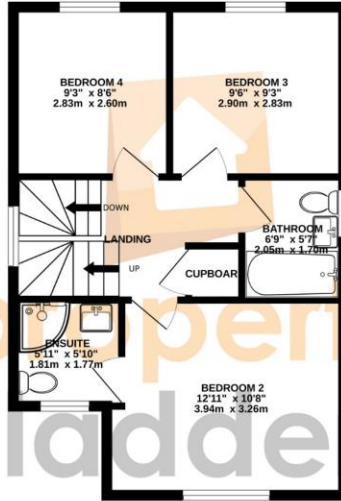
Outside

Outside, the property continues to impress with ample parking space, a secure garage, and a beautifully enclosed rear garden. The garden provides a safe and private outdoor space for children to play, for gardening enthusiasts to indulge their passion, or for simply relaxing and enjoying the fresh air.

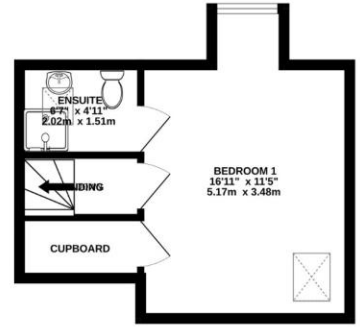
GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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	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?

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

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