





ST MARYS GROVE

SPROWSTON | NR7 8DJ

£400,000

This much improved detached modern house is set back in a quiet cul de sac position on the edge of this popular development within the heart of Sprowston with its excellent local shops, schools, amenities & good access to the city centre, ring roads and Broadland Northway. The property much improved by the current owners offers 4 bedrooms, 2 bathrooms, 2 reception rooms, fitted kitchen with granite worksurfaces, utility and cloakroom. The property features a garage, ample parking and attractive enclosed gardens. Early viewing is recommended.

- DETACHED MODERN HOUSE
- 4 BEDROOMS, 2 BATHROOMS
- LOUNGE & DINING ROOM
- GRANITE WORK SURFACES TO KITCHEN & UTILITY ROOMS
- EPC C
- 1042 SQUARE FEET



UPVC front door to **ENTRANCE HALL**

Laminate wood effect flooring, screened radiator. Stairway to first floor.

CLOAKROOM

White suite comprising wash hand basin, WC tiled walls, radiator, sealed unit double glazed window to side.

LOUNGE

Fireplace, radiator, sealed unit double glazed window to rear. Double glazed French doors to rear garden. Panel doors to

DINING ROOM

Laminate wood effect flooring, screened radiator. Double glazed French doors to rear garden. Panel door to

KITCHEN

Comprehensively fitted with granite work surfaces inset sink bowl unit with mixer tap, base units, ceramic tiled floor with underfloor heating, integrated dishwasher, 5 ring gas hob, electric oven, sealed unit double glazed windows to front.

Panel door to **UTILITY ROOM**

Granite works with base units, wall mounted gas fired boiler, radiator, sealed unit double glazed window to front, plumbing for automatic washing machine. Double glazed UPVC door to outside.

STAIRWAY TO FIRST FLOOR LANDING

Sealed unit double glazed window to front, loft access. Built in airing cupboard.

BEDROOM 1

Radiator, sealed unit double glazed window to rear. Fitted bedroom furniture including wardrobes, drawers and cupboards. Panel door to

EN SUITE SHOWER ROOM

White suite comprising shower cubicle with mains shower, vanity mounted bowl basin, WC, tiled floor, towel rail, sealed unit double glazed window to front, tiled splashbacks.

BEDROOM 2

Laminate radiator, sealed unit

double glazed window to rear.

BEDROOM 3

Radiator, sealed unit double glazed window to front.

BEDROOM 4

Radiator, sealed unit double glazed window to rear.

BATHROOM

White suite comprising panel-sided bath plus shower, pedestal wash hand basin, WC, tiled floor, radiator, sealed unit double glazed window to front, part tiled wall.

OUTSIDE

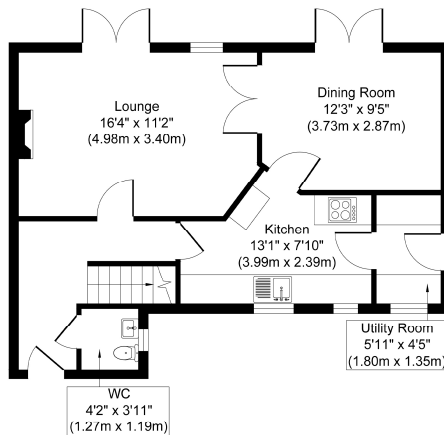
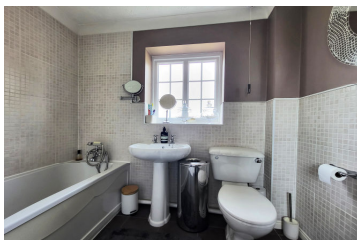
Brick weave area for additional parking, lawn. Driveway to leading to

SINGLE GARAGE with electric roller door and light and power.

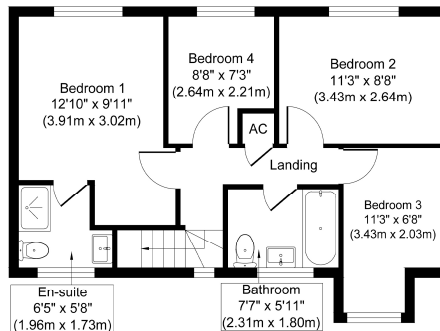
Covered access to

Enclosed rear garden which is lawned. Paved patio areas. Timber garden shed.





Ground Floor
Approximate Floor Area
533 sq. ft
(49.54 sq. m)



First Floor
Approximate Floor Area
509 sq. ft
(47.31 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. M1141

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