



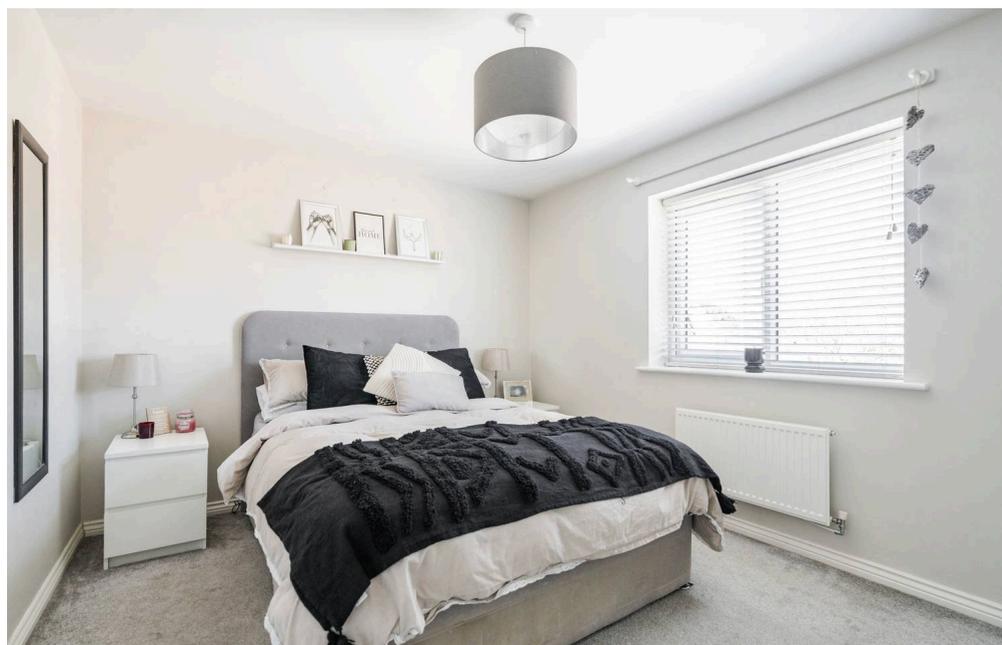
48 Mallard Way, Sprowston - NR7 8DD

£96,000 Leasehold

Shared ownership of 40%. Introducing this impeccably presented two-bedroom semi-detached house, offering modern living in a convenient location. The property features two spacious double bedrooms, a contemporary open-plan kitchen, a modern family bathroom, and a convenient downstairs WC. Outside, you'll find a low-maintenance enclosed rear garden with a paved seating area, plus one allocated parking space. With easy access to supermarkets, shops, public transport links, nearby schools, and healthcare facilities, this home is ideal for families, professionals, or anyone seeking comfort and convenience in a sought-after setting.

Location

Mallard Way is set in the popular area of Sprowston, just a short distance from Norwich city centre. The location offers convenient access to a range of local amenities, including supermarkets, schools, parks, and healthcare facilities. It's well-connected by public transport and road links, making commuting into the city or surrounding areas straightforward. Nearby, there are also leisure centres, golf courses, and shopping options, providing a good mix of practical and recreational facilities. The area has a friendly residential feel and is well-suited for families, professionals, and anyone looking for easy access to city life while enjoying a quieter neighbourhood.



Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Shared ownership property

96 years remaining on the lease

Ground rent: £345.52 per month (shared rent)

Service charge: £20.66 per month

Building Insurance: £22.07 per month

Management Charge: £20.06 per month

Heating system- Gas Central Heating

Council Tax Band- B



Mallard Way, Sprowston

Step into the porch, where you are welcomed by a conveniently located storage cupboard and a tastefully designed WC with tiled floors, showcasing the practicality and inviting ambience that sets the tone for the rest of the home.

Move through into the bright and airy open-plan kitchen, featuring contemporary white fitted cupboards and good counter space, ideal for everyday cooking and hosting. The space flows into the lounge area, which offers plenty of room to relax and unwind, with a door leading out to the garden.

Head upstairs to find two spacious double bedrooms, both filled with natural light and finished with soft carpeting, creating a warm and comfortable feel. One of the bedrooms includes a built-in cupboard, offering useful storage space and helping to keep the room neat and organised.

The family bathroom finishes this floor, featuring a modern suite with a panelled bath and shower overhead, stylish tiled surrounds, and tiled flooring, providing a relaxing space to unwind after a long day.

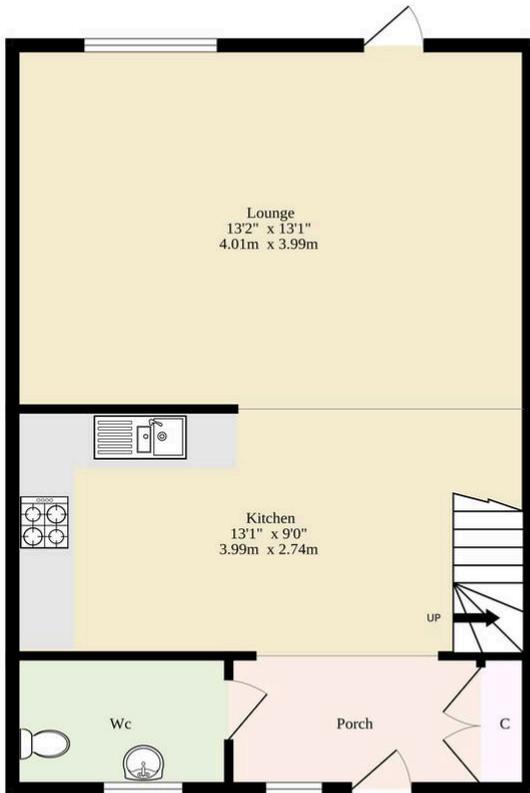
The property benefits from double glazing throughout.

Outside, the property boasts a low-maintenance enclosed rear garden, ideal for hosting gatherings or simply enjoying the outdoors in a private setting. A paved seating area adds charm to the space, complemented by a gate providing access to the front of the property.

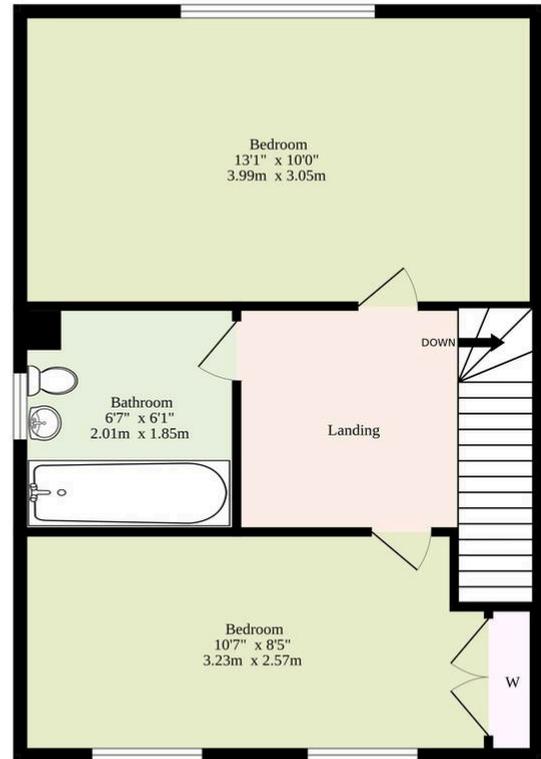
Additionally, the property includes one allocated parking space, ensuring convenience for residents and their guests.



Ground Floor
359 sq.ft. (33.4 sq.m.) approx.



1st Floor
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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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