



## 15 Chopyns Dole Close, Norwich

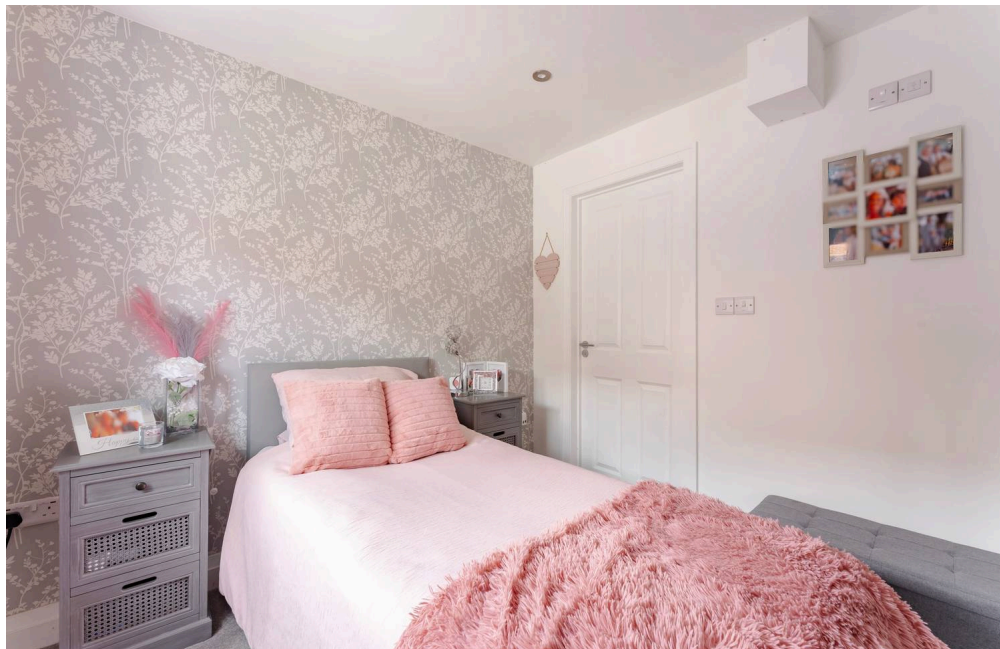
£350,000 - £375,000 Freehold

A superb example of modern family living, this extended four-bedroom semi-detached home delivers both style and substance in the sought-after NR7 area. Thoughtfully designed and finished to a high standard throughout, the property occupies a peaceful cul-de-sac position and is ideal for those in search of a move-in ready home with generous living space, quality features, and a beautifully landscaped garden. From the sleek, open-plan kitchen with bifold doors to the four bedrooms with two en-suites, every detail has been carefully considered to offer contemporary comfort in a well-connected location.



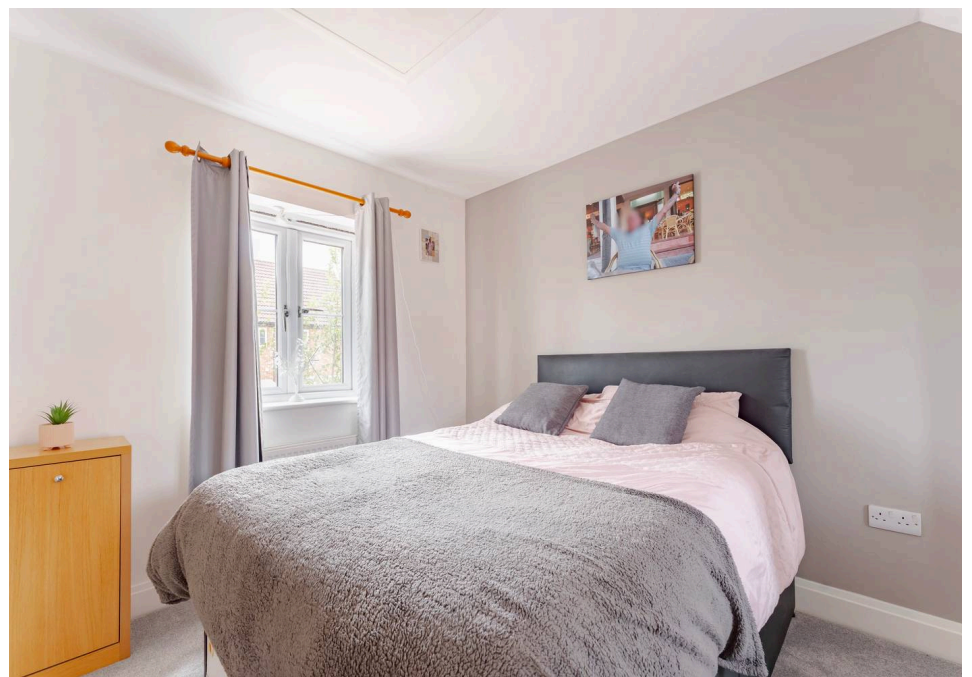
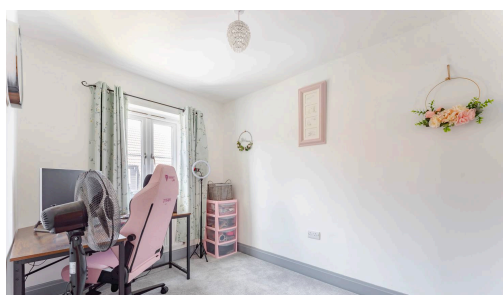
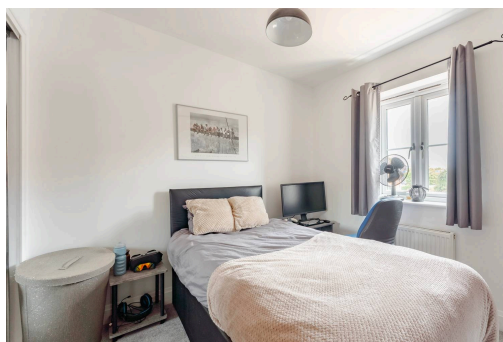
## Location

Chopyngs Dole Close enjoys a peaceful setting within the popular suburb of Sprowston, just to the northeast of Norwich. This well-established residential area is known for its strong sense of community and excellent local amenities, including nearby schools, parks, supermarkets, and healthcare facilities. The property benefits from convenient access to the Ring Road and is just a short drive or bus ride from Norwich city centre, making it ideal for commuters and families alike. With Mousehold Heath and local woodland walks nearby, the location also offers plenty of green space for outdoor recreation.



## Chopyngs Dole Close

Upon entering the property, one is greeted by an inviting hallway that sets the tone for the rest of the home. The ground floor features a spacious living room designed to accommodate diverse furniture arrangements, boasting tiled flooring with underfloor heating, an electric fireplace, and a seamless transition to the bespoke kitchen area.





The kitchen/diner is the heart of the home with strip-lit wall and base units, integrated appliances, a large island, and bifold doors leading to the rear garden. The kitchen provides convenient access to the ground floor bedroom, making it ideal for guests. This bedroom also benefits from the added luxury of an ensuite bathroom.

The first floor houses the master bedroom with an ensuite, two additional bedrooms, a family bathroom, and a bright landing area providing access to all rooms. Each bedroom is thoughtfully appointed with modern finishes, built-in wardrobes, and large windows allowing for ample natural light.

Completing the interior space is a garage with a vestibule for laundry appliances, adding to the home's convenience. The fully landscaped multi-level garden offers a tranquil space with easy-to-maintain tiled flooring and a side gate for access.

### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

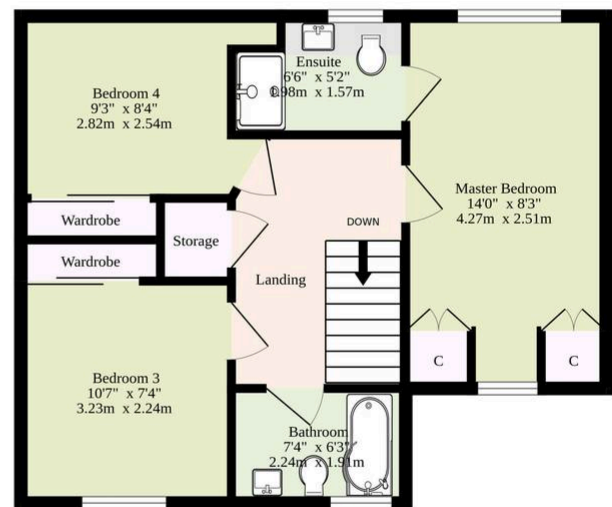
EPC Environmental Impact Rating: C



**Ground Floor**  
616 sq.ft. (57.2 sq.m.) approx.



**1st Floor**  
411 sq.ft. (38.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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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