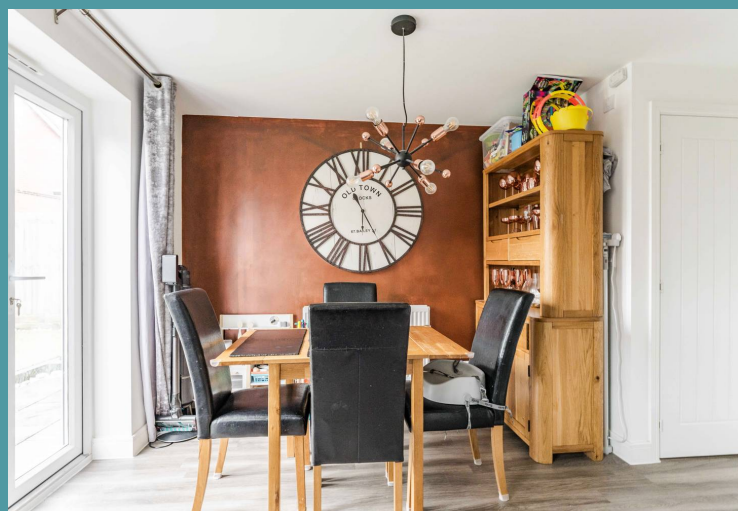
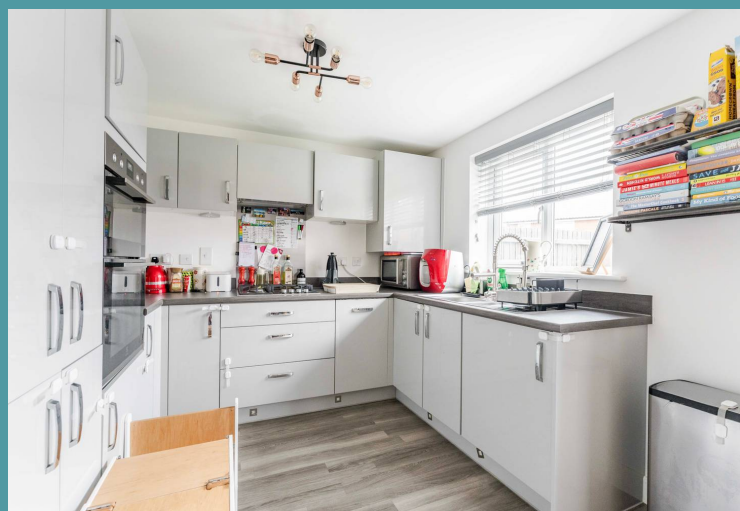




8 Tern Drive, Sprowston - NR7 8LR

Offers Over- £280,000 Freehold

Modern, stylish, and thoughtfully upgraded, this 2021-built semi-detached home is located in a well-regarded residential area of Sprowston and comes with six years remaining on the NHBC warranty. It features three generously sized bedrooms, with the main bedroom enjoying its own en-suite shower room. The gloss-finished kitchen/dining room is fitted with integrated appliances and opens onto a larger-than-average rear garden, attractively landscaped with artificial lawn and a raised composite deck. A bright lounge, practical downstairs WC, and contemporary family bathroom complete the layout. A tandem brick weave driveway provides off-road parking with a car charging point, all set within a location offering excellent access to supermarkets, schools, healthcare services, and recreational facilities, making it the perfect family home.

Location

Tern Drive is located in a well-established residential area within Sprowston, a sought-after suburb to the north-east of Norwich. This popular location offers excellent access to a wide range of local amenities, including supermarkets, schools, healthcare services, and recreational facilities. The area is well-served by public transport links and benefits from easy access to the Northern Distributor Road (NDR), making commuting into Norwich city centre or further afield both convenient and efficient. Nearby green spaces and walking routes provide pleasant options for leisure, while the wider amenities of Norwich are just a short drive away.



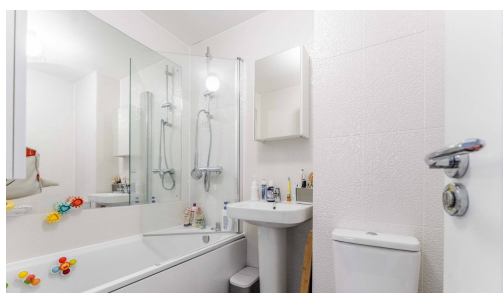
Agents notes

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

Maintenance fee: £45 every six months

Heating system- Gas Central Heating

Council Tax Band- C



Tern Drive, Sprowston

Step through the front door into the welcoming entrance hall, where a conveniently placed storage cupboard offers space for coats and shoes. The hall is laid with soft carpet underfoot, and from here, the home opens into a bright and airy lounge. This generously proportioned room benefits from a large front-facing window that fills the space with natural light, and there's ample room for a full range of living furniture. A stylish ceiling light adds a refined finish to this inviting and versatile living area.

Continue through to the rear of the home, where the heart of the property unfolds, a beautifully presented kitchen/dining room. Here, sleek gloss units are paired with wood-effect worktops for a modern yet warm finish. The kitchen is impressively equipped with integrated appliances including a dishwasher, fridge/freezer, and a dual eye-level oven set-up with a four-ring gas hob and extractor above. Plenty of natural light streams through the window and French doors, which open directly onto the rear patio. There's ample space for a dining table beneath a statement light fixture, with stylish Amtico flooring tying the whole space together.

Completing this floor is a large storage cupboard and a thoughtfully designed WC, finished with modern tiling and a wall-mounted towel rail, ideal for guests and day-to-day convenience.

Upstairs, the main bedroom is situated at the front of the house, offering a generously sized space with bespoke fitted wardrobes and its own en-suite shower room. The en-suite is finished to a high standard, fully tiled and fitted with a wall-mounted towel rail for added comfort.

Two further bedrooms sit to the rear of the home, one large enough to accommodate a double bed and the other ideal as a nursery, office, or single bedroom. All bedrooms enjoy pendant lighting and soft carpeted flooring throughout. These rooms are served by a contemporary family bathroom featuring a panelled bath, vanity storage, elegant tiling, and a tall heated towel rail.

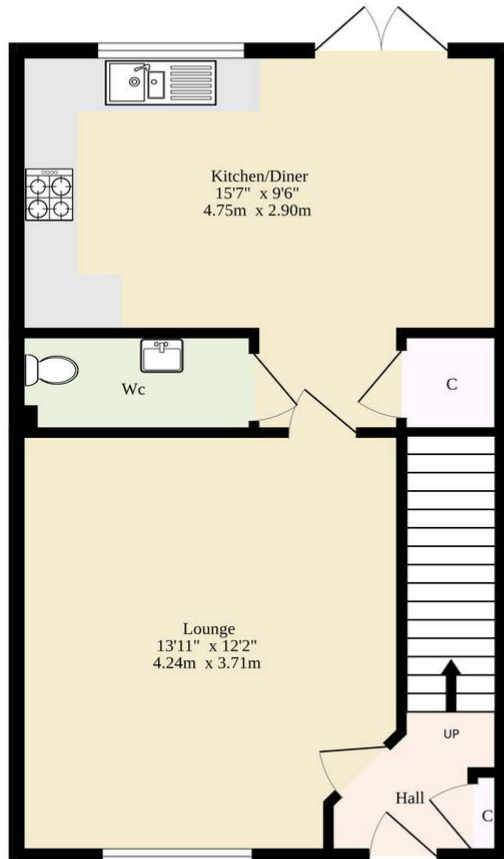
The property benefits from double glazing throughout and a boarded roof space offering additional storage potential.

Outside, the rear garden is larger than average and has been beautifully landscaped to offer a superb outdoor living space. Fully enclosed for privacy, it features stylish upgraded patio tiles ideal for outdoor dining and entertaining, an artificial lawn that offers year-round greenery, and a raised composite decked area that provides the perfect spot for relaxing in the sun or hosting guests. A gated path leads conveniently to the front of the property, completing this impressive garden space.

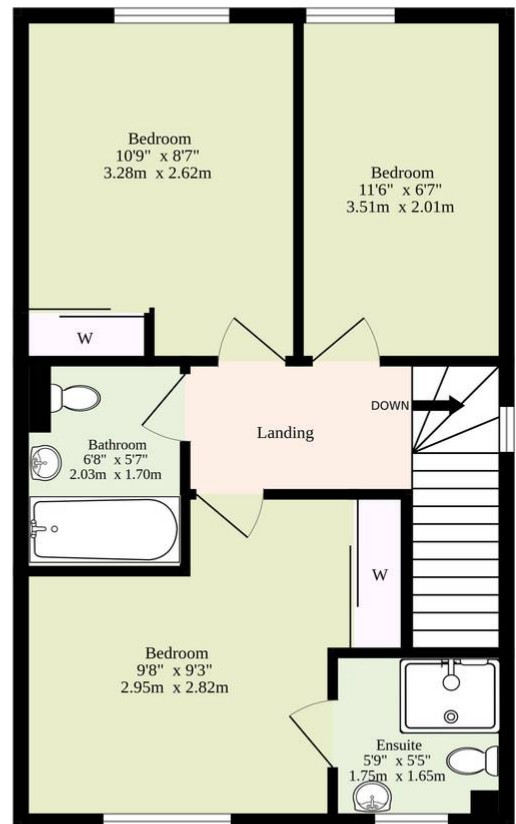
To the front, the home is set back with a neat lawn, simple planting borders, and a flagstone path leading to the door beneath a charming awning. A tandem brick weave driveway runs alongside the property, offering off-road parking and even includes a car charging point for added practicality.



Ground Floor
368 sq.ft. (34.2 sq.m.) approx.



1st Floor
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 872sq.ft. (81.0 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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