

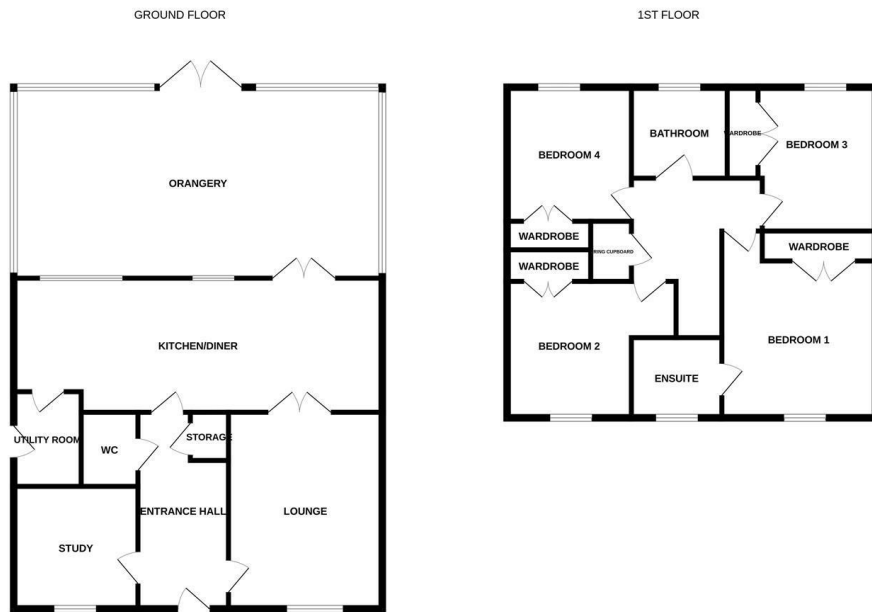


**89 Avocet Rise | Sprowston | Norwich | NR7 8EU**

**Guide Price £525,000**

**\*\*GUIDE PRICE £525,000 - £550,000 BEAUTIFUL DETACHED HOPKINS HOME, IN A DISCREET ENVIABLE LOCATION, WITH LARGE LUXURY ORANGERY\*\*** Gilson Bailey proudly presents this exceptional **FOUR BEDROOM DETACHED HOUSE** situated on a **GENEROUS SIZE PLOT OFF A PRIVATE DRIVEWAY** in the highly sought after suburb of Sprowston. Upon entering, you are greeted by an entrance hall leading to a spacious lounge, a study ideal for remote working with fiber optics and a large open-plan kitchen/dining room. The impressive 471 sq ft of living space orangerie, is perfect for dining, entertaining, and features double doors opening onto the garden. Additionally, there is a utility room and WC on the ground floor. Upstairs, you will find four bedrooms and a bathroom off the landing, with the master bedroom benefiting from an en-suite shower room. The property boasts a low-maintenance garden to the front, and a wrap-around rear garden with a raised bed garden and patio areas for outdoor seating. Furthermore, the house includes a garage with secure parking and additional driveway space. Additional features such as double glazing, gas heating, CCTV, burglar alarm and a B EPC rating ensure comfort and security. An internal viewing is highly recommended to appreciate the exceptional lifestyle offered by this stunning Hopkins home in a discreet and enviable location.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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## Location

Sprowston lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages (including a short stroll to a sought after primary school) local doctors surgery, popular shops, Lidl and Tesco supermarkets are approximately a 4 min drive, as well as easy access to pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is also ease of access to the Norwich Ring Road, NDR, Norfolk Broads and Norfolk coast.

## Accommodation Comprises

### Entrance Hall

Spacious entrance, radiator, stairs to the first floor with cupboard under plus doors to all rooms.

### Study 9'8" x 9'8"

Fitted carpet, radiator and a double-glazed window to the front.

### Lounge 15'5" x 12'2"

A good-sized family room with fitted carpet, a feature fireplace, dual aspect double glazed windows, radiator and double doors opening to the kitchen/diner.

### WC

Comprising a low-level WC, hand wash basin and a radiator.

### Kitchen/Diner 29'3" x 10'10"

Situated at the rear of the property with space for dining, fitted with a range of wall and base units with worktops over, fitted range cooker, spaces for a washing machine and fridge-freezer, sink and drainer, door to the utility room, tiled flooring, radiator, two double glazed windows to the rear and double-glazed French doors to the orangery.

### Utility Room

With a door to the side aspect, space for washing machine, fitted with a range of wall and base units, and wall mounted gas boiler.

### Orangery 31'3" x 14'11"

Enjoying views over the garden with wood laminate flooring, LED spotlight all around, sky light measuring almost the full length for added natural lighting and triple aspect double glazed windows with two sets of French doors to the garden.

### First Floor Landing

Fitted carpet, a radiator, built-in airing cupboard and doors to all rooms.

### Bedroom One 12'2" x 12'0"

Double bedroom with fitted carpet, a radiator, door to the ensuite and a double-glazed window to the front.

## En Suite

Comprising a low-level WC, hand wash basin and a walk-in shower cubicle plus tiled splashbacks, a radiator, fitted carpet and a double-glazed window to the front.

### Bedroom Two 10'11" x 10'7"

Double bedroom with fitted carpet, a radiator, built-in wardrobe and a double-glazed window to the front.

### Bedroom Three 11'8" x 9'1"

Double bedroom with fitted carpet, a radiator, built-in wardrobe and a double-glazed window to the rear.

### Bedroom Four 10'5" x 9'3"

Double bedroom with fitted carpet, a radiator, built-in wardrobe and a double-glazed window to the rear.

## Bathroom

The family bathroom comprises a low-level WC, hand wash basin, walk-in shower cubicle and a panelled bath, plus a radiator, fitted carpet, partly tiled walls and a double-glazed window to the rear.

## Exterior

The property sits within a large corner plot, fronted by a low maintenance garden with hedges and shrubbery overlooking a communal lawn area. Round to the rear is a wrap-around garden, mainly laid to lawn with patio areas to enjoy al fresco eating. You can also access the garage from via a personal door and gate.

## Local Authority

Broadland District Council - Tax Band E

## Tenure


Freehold

## Utilities

Ultra Fast Broadband fiber optics available.  
Mains gas, water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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