



94 St. Marys Grove | Sprowston | Norwich | NR7 8DL

Offers In The Region Of £425,000

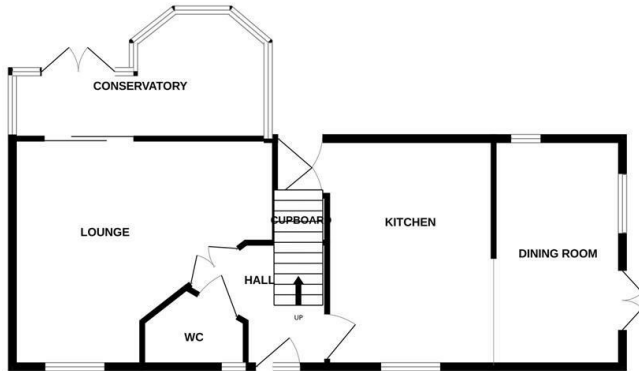
*** NO ONWARD CHAIN *** A delightful four-bedroom detached house, situated in the highly sought-after area of Sprowston. Positioned adjacent to fields and nestled at the end of a peaceful cul-de-sac. Upon entering, you are greeted by a spacious hallway with stairs leading to the first floor, and doors providing access to the lounge, WC, and the kitchen-dining area. The bright lounge/sitting room features double doors that open into the conservatory, which overlooks the rear garden. The kitchen boasts modern fitted wall and base units, integrated appliances, and ample worktop space, extending into a bright and airy dining room with doors and windows opening onto the garden. Upstairs, there are four generously sized bedrooms, including a master with an en-suite and a family bathroom. Outside, the front offers a garage and parking space for four cars, while the rear features a low-maintenance, south-facing garden with a patio and astro turf.

Located in the fantastic area of Sprowston, this property is within walking distance to Tesco Extra and other local amenities. Norwich City Centre is just a short drive away, and there are numerous bus routes providing direct access to the city centre.

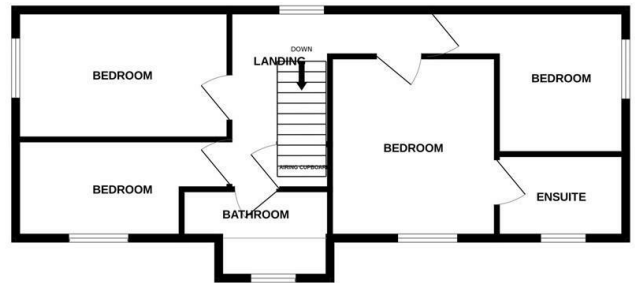
This property would make an ideal family home.



GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.7 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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Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises

Front door into entrance hall.

Cloakroom

low level WC, hand wash basin, double glazed window

Lounge 16'11" x 15'3"

double glazed window to the front aspect and patio doors to the rear, leading to:

Conservatory 16'2" x 9'9"

Ceramic tiled floor, radiator, French doors to the garden

Kitchen 15'5" x 11'5"

Modern fitted kitchen with a range of wall and base units, integrated appliances including microwave, dishwasher and two ovens, electric induction hob with extractor, sink and drainer with up and over mixer tap, there is space to the side for a washing machine and dryer and double glazed window to the rear aspect.

Dining Area 15'5" x 8'2"

dual aspect double glazed window and French doors opening onto the rear garden.

Landing

A bright galleried landing with view to the rear. Airing cupboard housing hot water tank.

Main Bedroom 11'5" x 12'2"

Double glazed window

Ensuite Shower Room

With walk in shower cubicle, WC, wash hand basin, heated towel rail, double glazed window.

Bedroom Two 14'2" x 8'4"

Double Glazed window.

Bedroom Three 9'4" x 8'2"

Double glazed window

Bedroom Four 11'1" x 6'7"

Double glazed window

Bathroom

Frosted window to rear, low level WC, hand wash basin, bath with shower over

Outside

Approached via a shared access drive, the property benefits from private parking for multiple vehicles, plus a detached garage with up and over door, with power and lighting. There is a front garden area with mature shrubs and trees. A secluded rear garden with patio is accessed via a side gate and the conservatory, and wraps around the property to a further private south facing astro turfed garden with mature shrubs and apple tree, accessed from the dining room. All enclosed by timber fencing. Outside tap, lighting and external double power socket.


Local Authority

Broadland District Council - Tax Band D

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.