



12 Waxwing Way | | Sprowston | NR7 8LU

£425,000

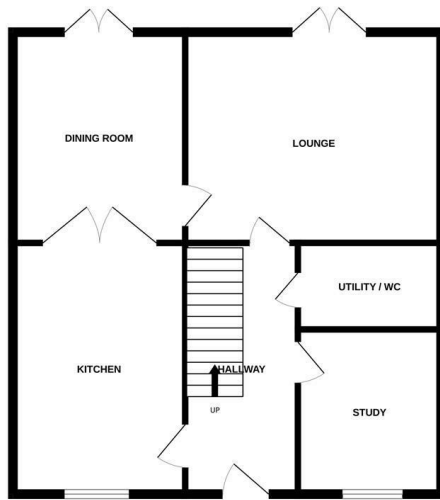
****Guide Price: £425,000 - £450,000 NO ONWARD CHAIN**** This beautifully presented four-bedroom detached property in Sprowston offers modern and contemporary living in a quiet cul-de-sac location. With almost 1600 sqft of accommodation it is thoughtfully designed for family life, comprising an inviting entrance hall, a modern kitchen with integrated AEG appliances, a dining room with garden access, a spacious lounge, a study ideal for home working, and a utility/WC on the ground floor. Upstairs, the main bedroom benefits from an en-suite with a walk-in digital Aqualisa shower, while three additional bedrooms share a stylish family bathroom. Outside, the landscaped rear garden features a Vitriplazza porcelain-tiled area, raised turf, and Philips Hue smart lighting, creating a perfect space for relaxation or entertaining.

This property is equipped with state-of-the-art technology, including dual-zone central heating controlled by a Google Nest smart system, allowing independent control of upstairs/downstairs heating, and hot water to optimize energy use. Completing the modern features is a Toshiba Haori 3-room air conditioning system (5.2kW cooling, 6.8kW heating), which is controlled via remote or smart-controlled via a mobile app and independently operable in each room, ensuring year-round comfort with energy efficiency.

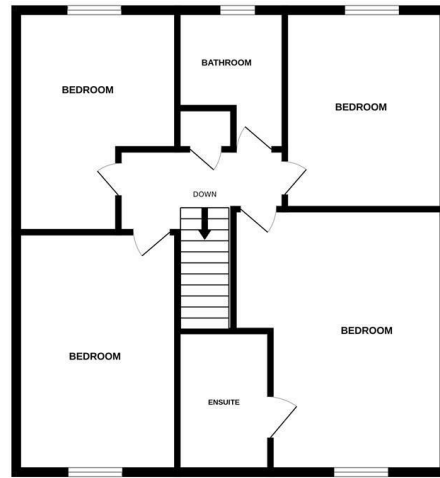
We highly recommend viewing this exceptional home to fully appreciate all it has to offer. Additionally, the property benefits from over six years remaining on its NHBC warranty, providing peace of mind and long-term protection for the future homeowner.



GROUND FLOOR



1ST FLOOR



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

Entrance Hall

Radiator, doors leading to the kitchen, study, downstairs WC, lounge, and understairs cupboard.

Study 10" x 8'8"

Double glazed window to the front, radiator, and a door leading to the entrance hall.

Kitchen 15'8" x 10'10"

Radiator, double glazed UPVC window, built-in fridge freezer, electric AEG induction hob, eye-level AEG double oven, integrated AEG dishwasher, and double doors leading to the dining room & Entrance hall.

Utility/WC

Built-in washing machine, base units matching the kitchen, tiled flooring, built-in sink, and a low-level WC.

Dining Room 12'9" x 10'8"

Radiator, patio doors to the garden, and a door to the lounge.

Lounge 15'6" x 12'9"

Radiator, double doors to the garden, and an air conditioning system.

First Floor Landing

Door to: Bedroom one, two, three four and family bathroom.

Bathroom

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom One 16'0" x 10'2"

Double glazed window to the front, radiator, and doors leading to the en-suite and bedrooms. Air conditioning system.

Bedroom Two 13'1" x 10'10"

Radiator and double glazed window to the front aspect.

Bedroom Three 15'5" x 11'0"

Radiator and double glazed window to the rear.

Bedroom Four 12'5" x 8'3"

Radiator and double glazed window to the rear. Air conditioning system.

Outside Rear

Vitriplazza porcelain tiled area with raised turfed section, enclosed by fencing. Features Philips Hue Smart lighting system.

Outside Front

Green and woodland views.

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.

Tenure


Freehold

Local Authority

Broadland District council, Tax band E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(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	

Local Authority

Broadland District Council

Tenure

Freehold

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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