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## Bolton Road, Sprowston, NR7 8GG

Modern 3-bed semi-detached home built in 2018!

**GUIDE PRICE £300,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# SMART SPROWSTON HOME!

This stylish and modern three-bedroom semi-detached home, built in 2018, offers spacious and versatile accommodation arranged over three well-planned levels. Designed with contemporary living in mind, the property is perfect for families, professionals, or investors looking for a well-presented home in a convenient location.

The ground floor welcomes you with a bright and airy living room at the front, leading through to a hallway with a handy downstairs WC and under-stairs storage. To the rear, the kitchen/breakfast room enjoys views over the garden and offers plenty of space for dining and entertaining, with direct access to the outdoor area. Upstairs on the first floor, you'll find two well-proportioned bedrooms and a modern family bathroom, while the second floor is entirely dedicated to the impressive main bedroom suite. This spacious room features built-in storage, a stylish en-suite shower room, and a private feel perfect for relaxation.



“second floor is entirely dedicated to the impressive main bedroom suite”



## Overview

- Three Double Bedrooms Across Three Levels Of Accommodation
- Spacious Living Room With Large Front Window And Natural Light
- Contemporary Kitchen/Breakfast Room Overlooking The Garden
- Main Bedroom Suite With En-Suite Shower Room And Built-In Storage
- Family Bathroom Plus Convenient Ground Floor Wc
- Off-Street Parking Via Private Driveway To The Side
- Generous Rear Garden - Ideal For Families, Pets, Or Entertaining







## Location

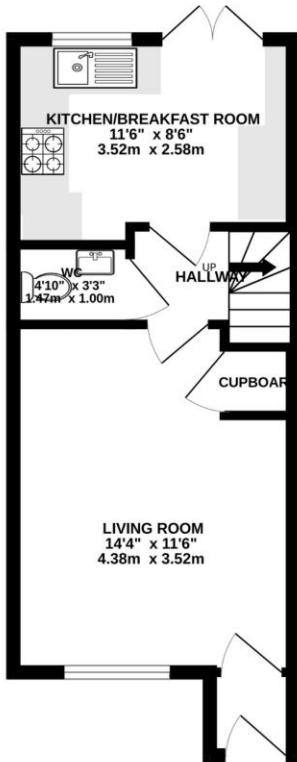
Situated just 2 miles northeast of Norwich city centre, Sprowston offers the perfect balance of suburban tranquility with excellent access to amenities. Locals benefit from a range of shops, parks, well-regarded schools, and quick links into the city. Norwich itself is rich in culture, shopping, historic landmarks, and leisure opportunities, making this location ideal for families and professionals alike.



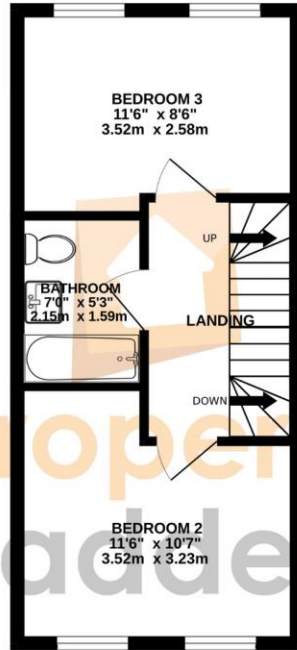
## Outside

Externally, the property benefits from a private driveway to the side providing off-street parking, and to the rear lies a surprisingly generous lawned garden-ideal for families, pets, or simply enjoying the outdoors. The garden offers a blank canvas for landscaping or entertaining space.

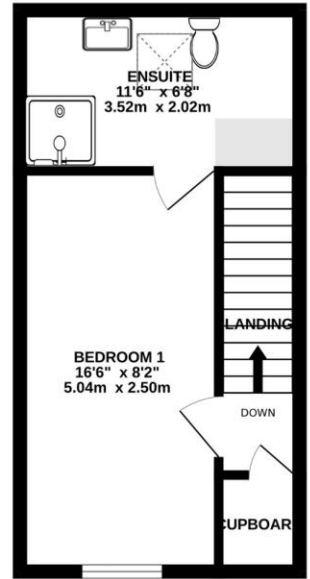
GROUND FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



2ND FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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98 Crostwick Lane, Spixworth, NR10 3NQ  
**T 01603 898100**  
propertyladderonline.com

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