

propertyladder



Bodmin Drive, Sprowston, NR7

A Chain Free Semi Detached Three Bedroom Home!

GUIDE PRICE £300,000 to £325,000 *freehold*



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

PRACTICAL DESIGN WITH TIMELESS APPEAL!

Situated in a quiet cul-de-sac within a popular Sprowston development, this immaculate semi detached home is offered with no onward chain! The property comprises a welcoming entrance hall, a contemporary kitchen-diner with a generous breakfast bar, a utility room, and a ground floor WC, along with a spacious living room featuring French doors that open onto the rear garden. The first floor offers three double bedrooms, including a principal bedroom with an en-suite shower room and built in wardrobes, as well as a well appointed family bathroom. With its modern layout and desirable location, this property presents an excellent opportunity for families or buyers seeking a move in ready home.



“ mix of patio and artificial lawn keeps maintenance low, while still giving plenty of room for seating, play, or outdoor dining ”



Overview

- Semi Detached House
- No Onward Chain
- Three Double Bedrooms
- Utility Room & Ground Floor WC
- En-Suite Shower Room & Family Bathroom
- Modern Kitchen Diner With Breakfast Bar
- Two Off Road Parking Spaces
- Private Cul-De-Sac Position
- Enclosed Rear Garden
- Guide Price £300,000 - £325,000





Location

Situated on Bodmin Drive in the popular suburb of Sprowston, this home benefits from excellent local amenities including nearby shops, supermarkets, and leisure facilities. Families will appreciate the good choice of schools within easy reach, while Norwich city centre is just a short drive away offering a wider range of shopping, dining, and entertainment. With convenient transport links and green spaces close by, it's an ideal location for modern family living.



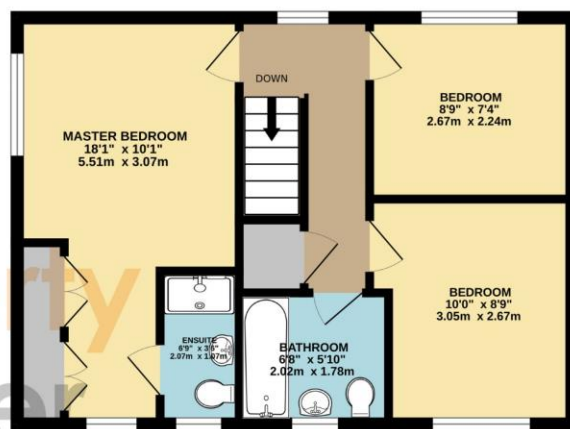
Outside

Outside, the property benefits from two off road parking spaces. The rear garden is a clean, practical space that's easy to look after and works well for everyday use. The mix of patio and artificial lawn keeps maintenance low, while still giving plenty of room for seating, play, or outdoor dining. Furthermore, the raised beds and grey fencing give the garden a tidy, modern feel.

GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

Selling your home?

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

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