

propertyladder



Swan Lane, Sprowston, NR7

A Detached Four Bedroom Family Home Within A Cul-De-Sac!

OFFERS IN EXCESS OF **£425,000** FREEHOLD



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

STYLISH HOME WITH FAMILY APPEAL!

Located within a cul-de-sac on the popular Manor Park estate in Sprowston, this immaculate detached home offers generous and beautifully presented living space throughout!

A large entrance hall welcomes you into the property, leading to a spacious dual-aspect living room that opens via double doors into an impressive modern kitchen/diner positioned at the rear. The ground floor also benefits from a useful utility room with WC, as well as a versatile study/office. Upstairs, a central landing serves four well proportioned bedrooms, including a master bedroom with its own en-suite shower room, while a contemporary family bathroom completes the first floor accommodation.



“well maintained lawn and a patio area, creating an ideal space for outdoor dining, relaxation, and family enjoyment!”



Overview

- Four Bedrooms
- Modern Open Plan Kitchen/Diner
- Utility Room With WC
- Spacious Living Room & Ground Floor Study/Office
- En-Suite Shower Room & Family Bathroom
- Driveway For Three Vehicles & Garage
- Private Cul-De-Sac Spot
- Enclosed Low Maintenance Rear Garden
- Popular Residential Location
- Nearby To Amenities





Location

Just a short distance away, residents benefit from nearby shops, supermarkets such as Tesco and Lidl, and a variety of schools catering to all ages, including both primary schools and Sprowston Community Academy less than a mile away. For leisure, the area boasts attractive green spaces maintained by the town council, including Sparhawk Park with its mature woodland, plus the Sprowston Recreation Ground, which features sports facilities and children's play areas. There are also strong transport connections, with bus services (including the Sprowston Park & Ride) linking the area to Norwich city centre easily.

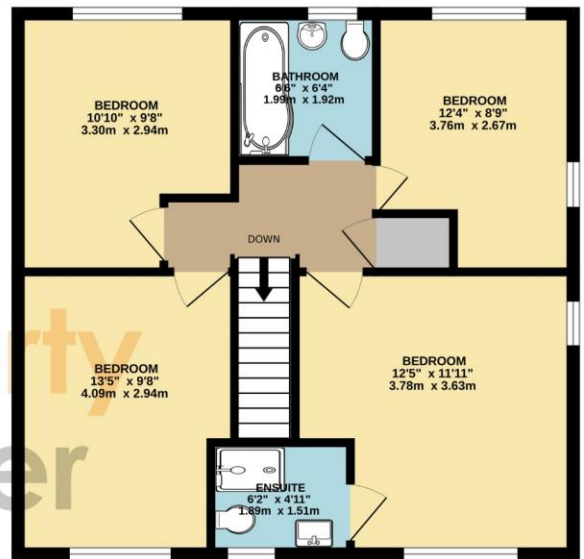
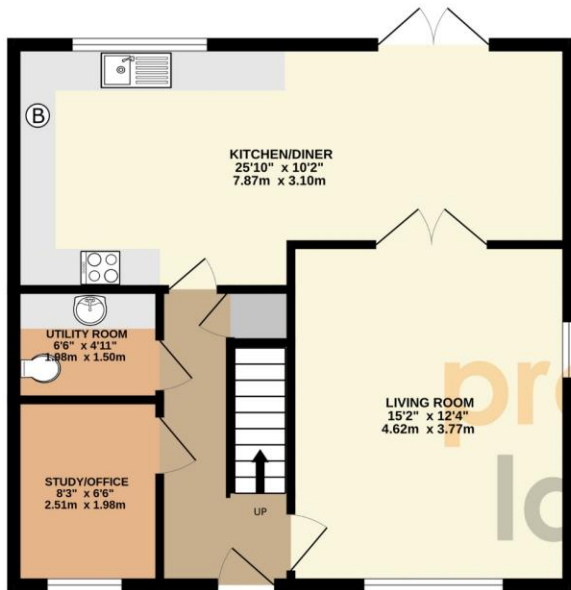


Outside

A generous brickweave driveway runs alongside the property, providing parking for up to three vehicles and giving access to the properties garage. The rear garden can be reached either through double doors from the kitchen or via a side gate from the driveway. Fully enclosed, it features a well maintained lawn and a patio area, creating an ideal space for outdoor dining, relaxation, and family enjoyment!

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: D

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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