

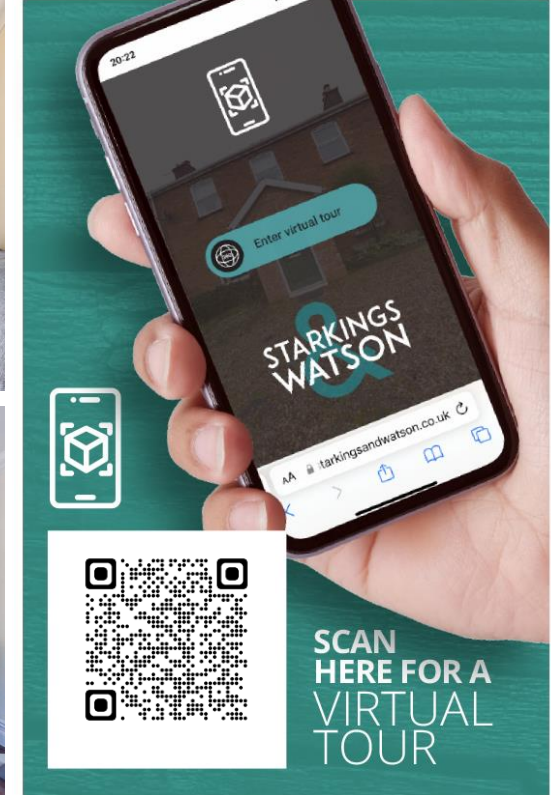
AVOCET RISE

Sprowston, Norwich NR7 8ES

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- Modern Three Storey Townhouse
- Open Plan Living
- Hall Entrance with Cloakroom
- Three Double Bedrooms
- French Doors to Garden
- Family Bathroom & En Suite
- Low Maintenance Garden
- Garage & Parking

IN SUMMARY

This MODERN THREE STOREY TOWN HOUSE offers close to 950 Sq. ft (stms) of accommodation with EASY to MAINTAIN GARDENS, parking and a GARAGE. Presented in IMMACULATE CONDITION and with a neutral décor throughout, the property is READY TO MOVE IN. The LIVING SPACE is on the ground floor, with a wood effect flooring leading through the entrance hall, with an adjacent CLOAKROOM and FULLY OPEN PLAN sitting/dining room with FITTED KITCHEN. Storage can be found under the stairs. The middle floor offers TWO DOUBLE BEDROOMS and the family bathroom, with the TOP FLOOR offering the MAIN BEDROOM with EN SUITE and either WALK-IN WARDROBE or STUDY SPACE.

SETTING THE SCENE

Situated on a modern housing development, the plot was chosen for its open front aspect, with the property opposite siding on, rather than looking directly towards this home. A planted front garden can be found, with the garage and driveway located to the right hand side of the property.

THE GRAND TOUR

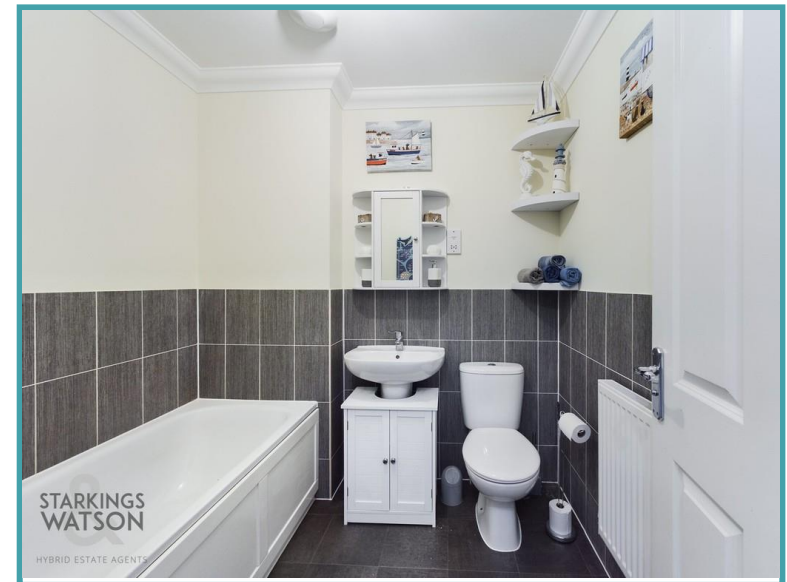
Wood effect flooring allows the entrance hall to be a versatile and useful entrance, with stairs rising up and the cloakroom opposite - also with wood effect flooring and a white two piece suite. The main living space is fully open plan, again with wood effect flooring, windows and French doors to rear. There is ample space for a dining table, with the kitchen offering a range of built-in cupboards and with space for white goods. Storage can be found under the stairs. Heading up, the middle floor offers two double bedrooms, one facing to front and the other to rear. The family bathroom offers half tiled walls and a shower over the bath. The top floor offers a built-in wardrobe or study, with the main bedroom finished with a wood panelled feature wall and further built-in storage. The adjacent en suite is finished with tiled splash backs and tiled effect flooring.

THE GREAT OUTDOORS

The rear garden has been created with low maintenance in mind. Enclosed with timber panelled fencing and finished with a large patio, an artificial lawn completes the space. An outside water supply, lighting and side gate complete the space. The garage offers an up and over door to front.

OUT & ABOUT

You will find Sprowston to the north of the City of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pubs. Excellent public transport leads in and out of Norwich, along with a park and ride, and regular bus routes close by.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



FIND US

Postcode : NR7 8ES

What3Words : ///stop.gets.sends

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Annual service charge of approx. £100 pa

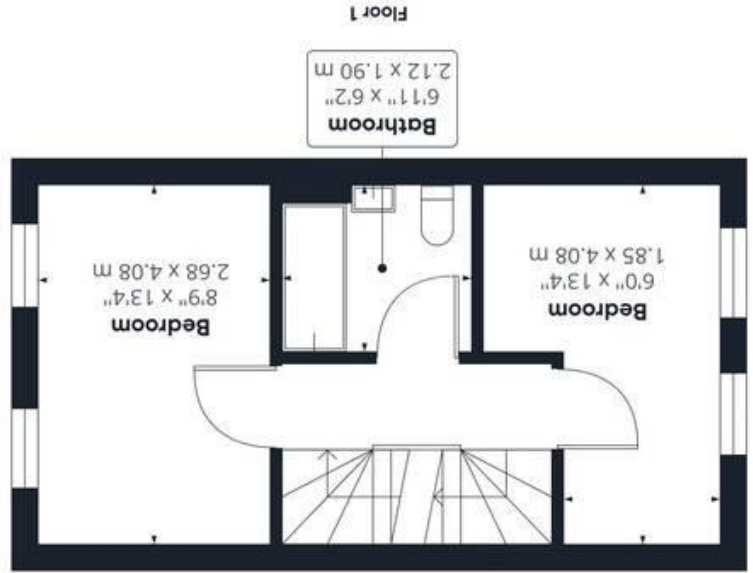
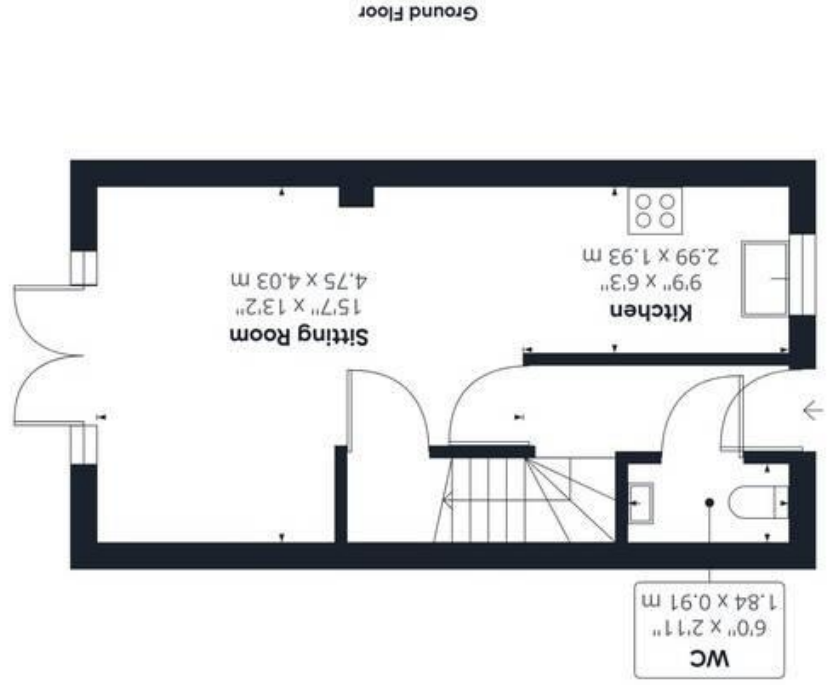
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

Approximate total area⁽¹⁾

945.28 ft²

87.82 m²

Reduced headroom

37.17 ft²

3.45 m²