



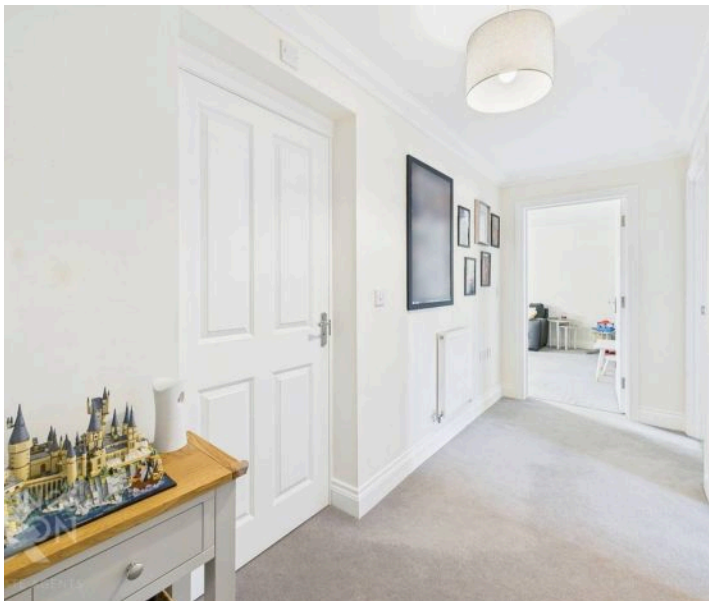
Scott Close, Sprowston - NR7 8GL



Scott Close

Sproston, Norwich

Situated in an ever popular edge of city development, this WELL-DECORATED and maintained flat is offered in fantastic order and features multiple UPGRADES and ALLOCATED PARKING. Intercom entry gives you security and privacy where the flat will emerge to the top of the stairs. The central hallway offers fantastic BUILT-IN STORAGE OPTIONS while an upgraded FAMILY BATHROOM sits to your left. TWO DOUBLE BEDROOMS then lead further down the hallway - both featuring BUILT-IN WARDROBES and the larger an EN-SUITE SHOWER ROOM. The main living space a welcoming OPEN PLAN living space leaving room for a sitting and dining room suite where a kitchen then opens to offer ample BUILT IN STORAGE and INTEGRATED COOKING APPLIANCES.



Council Tax band: B

Tenure: Leasehold

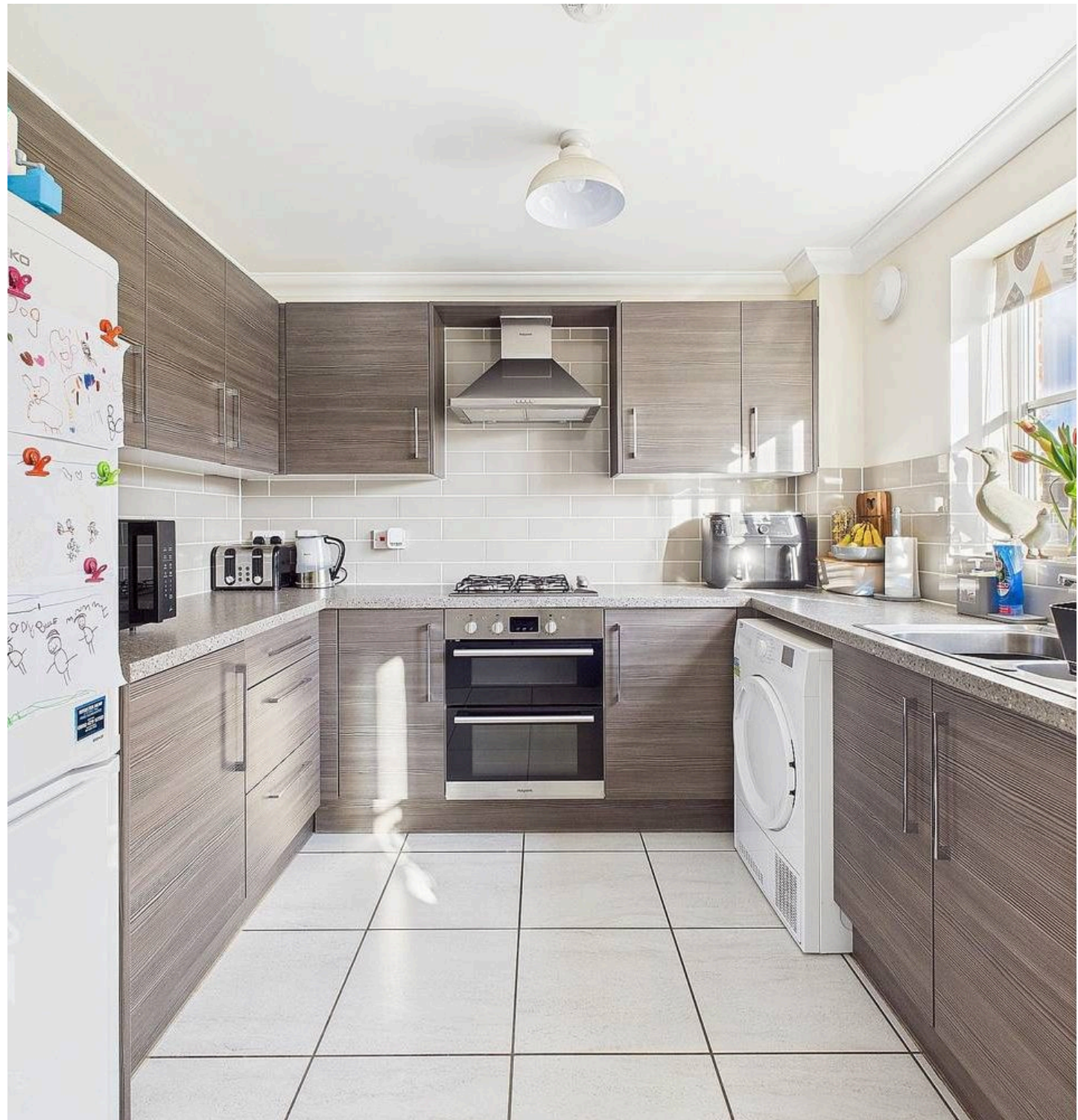
EPC Energy Efficiency Rating: B

- Ideal First Time Buy or Investment
- Well-Presented Flat
- Multiple Upgrades Throughout The Property
- Two Allocated Off Road Parking Spaces
- Open Plan Living Space
- Integrated Appliances In Kitchen
- Two Double Bedrooms
- Family Bathroom & En-Suite

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

SETTING THE SCENE

The property is approached just off from the main street with an opening taking you into a shingle communal car park where two allocated parking spaces can be found for this property near the bin store and bike sheds. The main front door is controlled with intercom and buzzer system for security and safety while stairs take you up to the property.



THE GRAND TOUR

Once inside a bright and neutral décor will greet you in a slightly wider than average hallway with all carpeted flooring giving way to two generously sized storage cupboards to your right and all living accommodation ahead. Immediately to your left is the three piece family bathroom suite with upgraded tiling and shower over the bath with glass screen. This space also features a wall mounted radiator and tiled flooring. The smaller of the two bedrooms comes to the right of the hallway. This space could accommodate a double bed courtesy of the built in wardrobes and features a uPVC double case window with radiator mounted below. The larger of the two bedrooms sits slightly further down the hallway again leaving ample room for a double bed where double built in wardrobes initially greet you as you enter the room. Direct access to an en-suite shower room can also be found with spot lights mounted in the ceiling, and all tiled flooring with a low level radiator. The main living space comes in the form of a 19' open plan kitchen, sitting and dining room. Immediately you are greeted with the formal living space with all carpeted flooring leaving ample room for a sitting room suite and potential dining table whilst tiled flooring then lead you directly into the kitchen with upgraded features and square edge work surfaces which in turn give way to an integrated double oven and four ring gas burner hob with extraction above and tiled splashbacks while there is room remaining for freestanding appliances such as a fridge freezer with plumbing for a washing machine and tumble dryer or dishwasher.

FIND US

Postcode : NR7 8GL

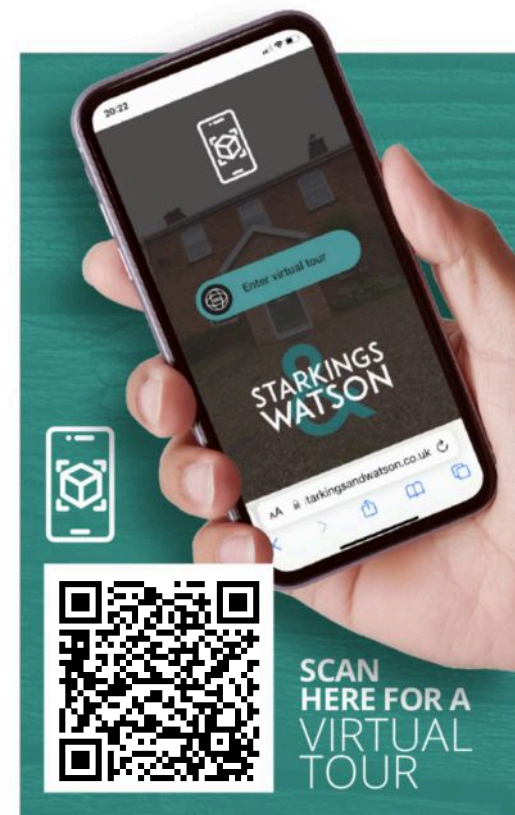
What3Words : ///remind.garage.drift

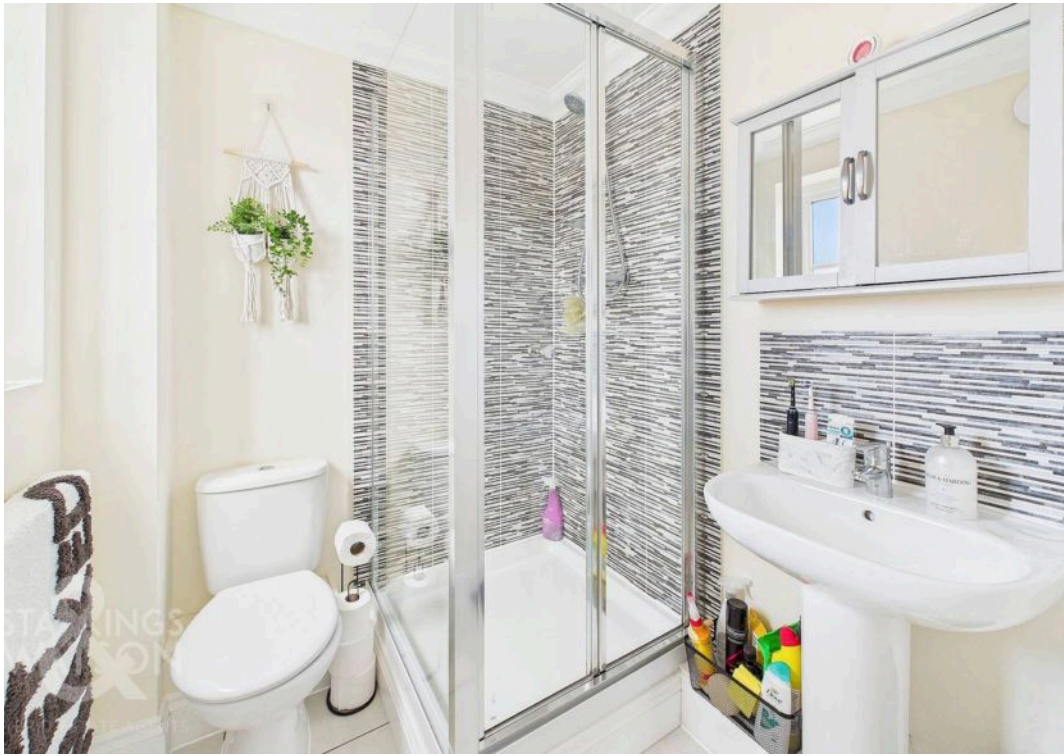
VIRTUAL TOUR

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

AGENTS NOTES

The property is offered on a leasehold basis whereby a term of 117 years remains on the lease. The ground rent is charged at £130 annually and the service charge at approximately £1250 annually. These payments can be paid every six months to break them down.







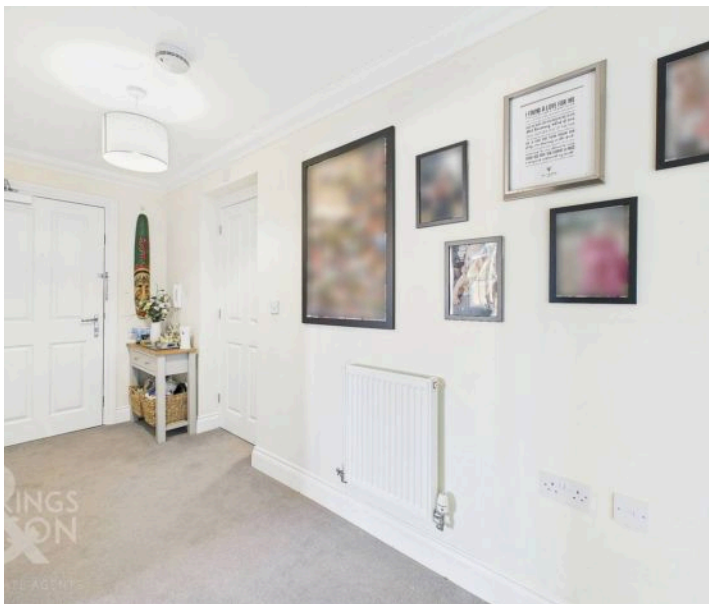
Communal Garden

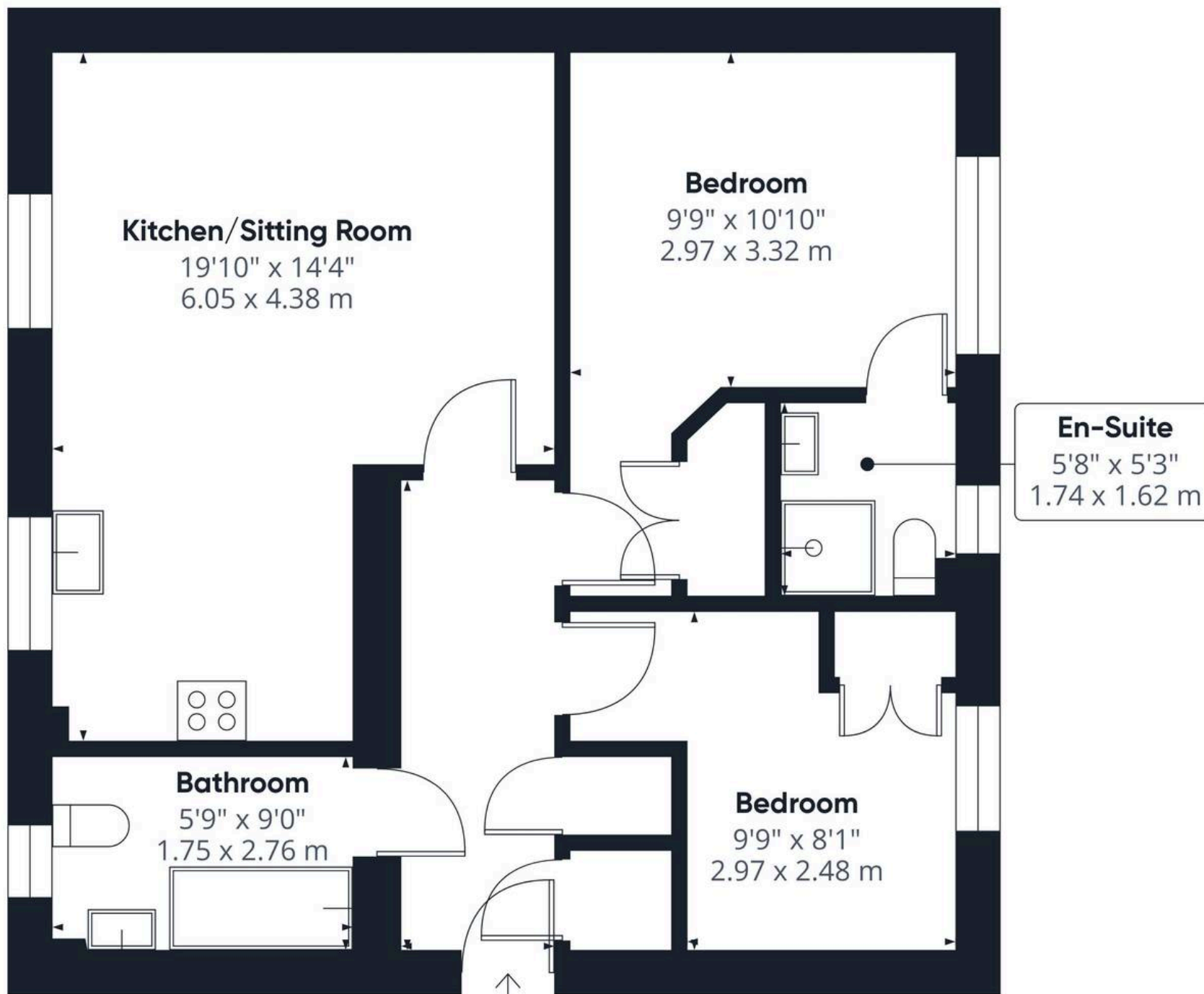
THE GREAT OUTDOORS

The property is situated on a space where communal greens wrap around the home and an external communal bike shed can be accessed. There is a public play park only a short walking distance from the property which families can enjoy also.

Allocated parking

2 Parking Spaces





Approximate total area⁽¹⁾

635.95 ft²

59.08 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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