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# Avocet Rise, Sprowston, Norfolk, NR7 8ES

Built in 2017, this modern terraced property, presents as an ideal family home or for a couple looking to enter the property market with room for visiting friends and family. Located on the edge of the suburban village of Sprowston, the property is conveniently positioned close to the local amenities including schooling, Tesco supermarket, pharmacy and petrol station, Lidl, recreational parks, woodlands and a regular bus service into Norwich which lies just three miles to the south.

Screened from the road by natural hedging the property is approached at the front along a paved pathway bordered by lawn gardens. To the rear, a sun terrace, ideal for socialising with friends and family, extends away to a neatly maintained lawn garden. The property also the property benefits from a parking space and a garage.

Well-presented throughout the main entrance to the property welcomes you into a hallway where separate internal doors lead into a cloakroom, a modern kitchen and a family lounge dining room with access to the rear garden. To the first floor, a bathroom and three bedrooms, two with built in storage complete the accommodation.

The property is further complimented in its proximity to the Northern Distributor Road, providing easy access to Norwich airport as well as the south of the city, the University of East Anglia, Norwich University Hospital, and the train station at Riverside. The nearby city centre provides excellent retail therapy, numerous cafes and restaurants, nightlife and extensive historical interest.



Terraced



House



Modern



1 Bathroom  
1 Cloakroom



1 Reception



3 Bedrooms



Tax Band B



Parking

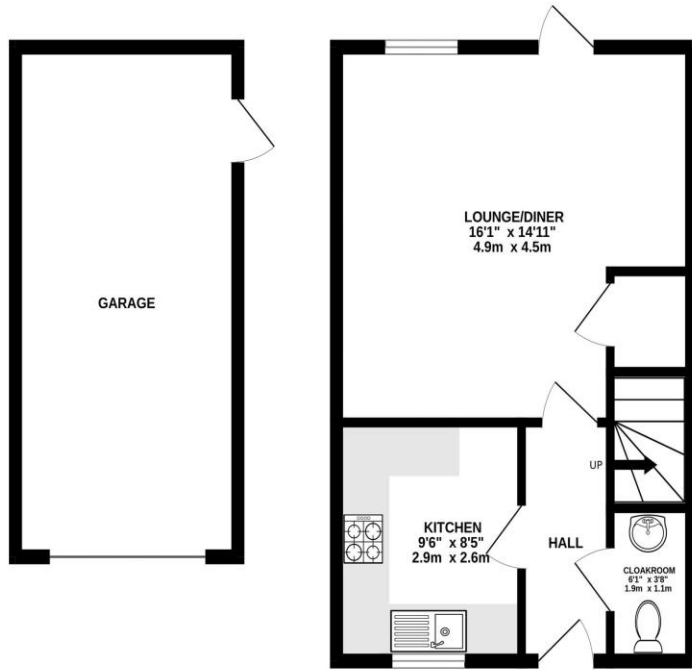


Garage

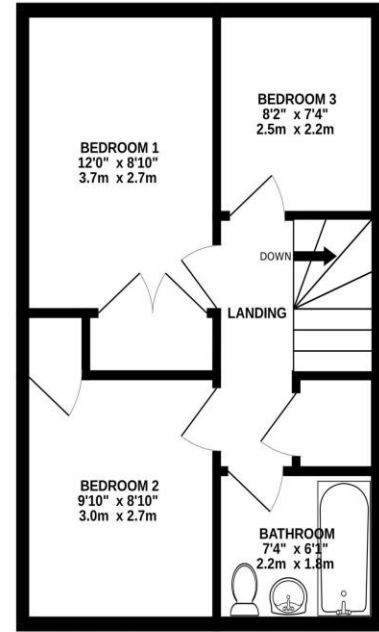




GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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