



Nuthatch Road, Sprowston Norwich NR7 8GZ

welcome to

Nuthatch Road, Sprowston Norwich

****IDEAL FIRST TIME BUY**** This three-bedroom semi-detached house is situated in the popular suburb of Sprowston on the Manor Reach Development. The property benefits from UPVC double glazed windows, gas central heating, an enclosed rear garden and off-street parking. Early Viewings Essential!



Accommodation

William H Brown are pleased to present this modern three-bedroom semi-detached house situated in the popular suburb of Sprowston.

The property benefits from UPVC double glazed windows, gas central heating and is close to local amenities, schools, public transport, the city centre and the NDR.

The well-presented accommodation comprises of entrance hall, cloakroom, lounge, kitchen/diner, first floor landing, three bedrooms, en-suite and bathroom. There is an enclosed rear garden and off-road parking.

Appealing to an assortment of buyers, this property is sure to be popular! Call now to arrange your viewing!

Entrance Hall

Front entrance door, radiator, staircase to first floor, door to cloakroom and door to lounge.

Cloakroom

Fitted with a two-piece white suite comprising WC, wash hand basin, splashbacks, radiator, UPVC double glazed front window.

Lounge

UPVC double glazed front window, radiator, door to kitchen/diner.

Kitchen / Diner

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, built in double oven, electric hobs, and cooker hood over, plumbing for washing machine, space for fridge freezer, UPVC double glazed rear window, UPVC double glazed French doors to the rear garden, radiator.

First Floor Landing

Airing cupboard, doors to all bedrooms and bathroom.

Bedroom One

UPVC double glazed front window, radiator, built in wardrobe, door to en-suite.

En-Suite

Fitted with a three-piece white suite comprising shower cubicle, WC, wash hand basin, tiling, radiator, UPVC double glazed front window.

Bedroom Two

UPVC double glazed rear window, radiator.

Bedroom Three

UPVC double glazed rear window, radiator.

Bathroom

Fitted with a three-piece white suite comprising bath with shower attachment, WC, wash hand basin, tiling, radiator, UPVC double glazed side window.

Outside

To the front of the property there is a pathway to the front door and off-street parking. To the rear of the property there is a lawned garden with a patio. The garden is enclosed by fencing with a side access gate.

Agent Note

This property is subject to an annual service and maintenance charge for the upkeep of the communal areas within this development. The half yearly charge for period 01/01/24 - 30/06/24 is £47.52. Prospective purchasers should satisfy themselves with their legal representative the remaining charges for the current year.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Nuthatch Road, Sprowston Norwich

- Semi-Detached House
- Three Bedrooms
- En-Suite & Family bathroom
- Modern Throughout
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SPR107704 - 0005

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