

Egyptian Goose Road, Sprowston
Offers in Excess of **£165,000**



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INSIGHT

This sophisticated top-floor apartment in the popular Norwich suburb of Sprowston offers open-plan living ideally located between the city centre and the Norfolk Broads. Perfectly suited for first-time buyers, as a second home or an investment property, this home must be viewed.

One of only two apartments on the top floor of this three-storey building, this property offers relaxed living in a great location, with plenty of amenities nearby. All the rooms are accessed from the welcoming entrance hall, including the bright and airy living and dining room with open plan kitchen and feature Juliet balcony, the tranquil master bedroom with its generous en-suite shower room, a good-sized second bedroom which is currently in use as a home office, and a well-equipped bathroom. Constructed in 2016 this home is immaculately presented throughout and benefits from the remaining balance of a 10-year NHBC guarantee.

Sprowston benefits from a wide range of local amenities, including several supermarkets, a post office, doctor and dentist surgeries. Showcasing the property's location on the boundary between the city and the countryside, a well-regarded local farm shop and café, with independent shops and nursery

are within walking distance. There are three primary schools, three middle schools and a high school.

Transport links are plentiful, with regular bus services and the nearby Northern Distributor Road offering easy access to the wider county of Norfolk and beyond. Only four miles from the meandering waterways of the Broads National Park, and approximately 30 minutes from the beaches of the Norfolk coast, this well-located property has plenty to offer.



IN DETAIL

Entrance Hall: Smooth plastered ceiling with loft access, built-in storage cupboard, secure intercom entry, radiator, carpet, doors to:

Lounge / Dining Room: 4.02m x 3.31m. Smooth plastered ceiling, French doors with Juliet balcony to front aspect, carpet, radiator. Open plan to:

Kitchen: 2.29m x 2.95m. Smooth plastered ceiling with recessed ceiling lights, window to front aspect, range of fitted units incorporating 1.5 bowl stainless steel sink with mixer tap over, integrated fridge freezer, integrated dishwasher, integrated washing machine, cupboard housing wall-mounted gas central heating boiler, double oven, gas hob with extractor hood over, vinyl flooring.

Bedroom One: 3.60m x 2.34m. Smooth plastered ceiling, window to rear aspect, fitted wardrobe, carpet, door to:

En-suite shower room: Smooth plastered ceiling, obscure glazed window to rear aspect, double shower cubicle, dual flush W.C., pedestal washbasin, radiator, vinyl flooring, extractor.

Bedroom Two: 3.38m x 2.44m. Smooth plastered ceiling, window to rear aspect, radiator, carpet.

Bathroom: Panel bath with shower over, pedestal washbasin, dual flush W.C., wall-mounted heated towel rail, vinyl flooring.

Externally: The property benefits from an allocated car parking space directly behind the apartment building, and an adjacent visitors parking space.

Tenure: Leasehold

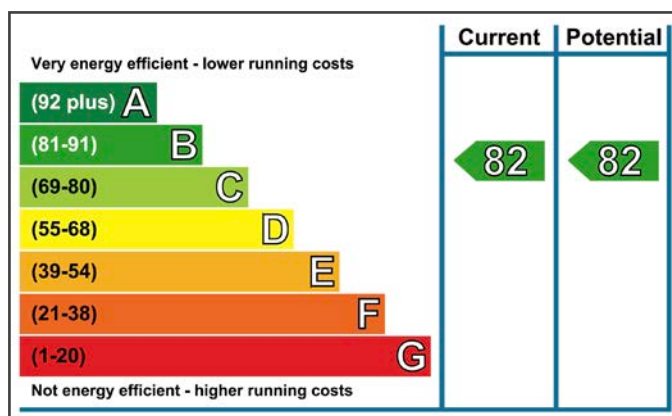
Council Tax Band: B

Agent's Note: The property is sold with the benefit of 124 years remaining of a 130 year lease. The property is subject to an annual ground rent of £250 and an annual service charge of approximately £1100. Under the terms of the lease, pets are not permitted.





These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. A buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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