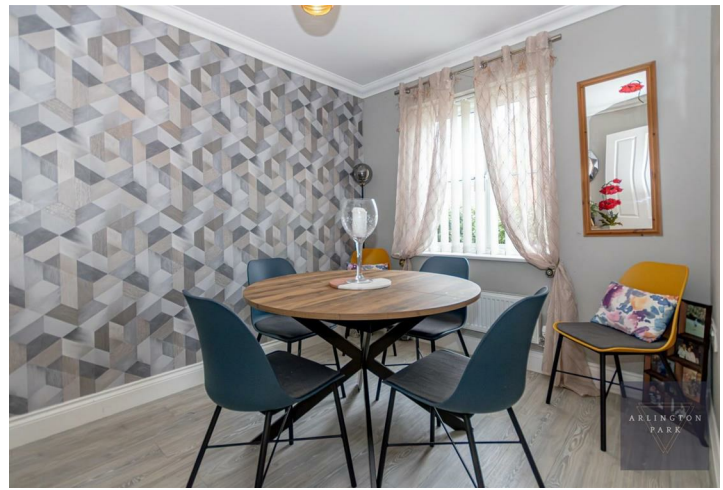


10 Adcock Drive
Sprowston, Norwich, NR7 8GN
Asking Price £325,000

Three bed semi-detached in Sprowston offers modern living near amenities. Open-plan kitchen/dining connects to private garden with terrace & summerhouse. Master bedroom boasts en-suite, while 2 further bedrooms offer built-in wardrobes. Excellent transport links & parking add convenience. Ideal for families seeking peaceful haven near city life.

- Modern semi-detached
- Spacious lounge
- 2 bedrooms with built-in wardrobes
- Excellent transport links
- Open-plan kitchen/dining
- Master bedroom with en-suite shower
- Parking for 3 vehicles & garage
- Family-friendly location



Built in 2018, this contemporary semi-detached home sits within the quiet Manor Park development, bordering Sprowston and positioned on a no-through road while having essential amenities like schools, shops, doctors, and a pub within easy reach. Just 3 miles from Norwich city center, you'll find yourself perfectly positioned between vibrant urban life and a close-knit community feel.

Step inside and discover a bright and airy open-plan kitchen/dining room, perfect for family meals and entertaining, with direct access to the patio and lawned garden. Relax in the cosy ground-floor dining room or snug, ideal for movie nights or as a dedicated playroom. The spacious first-floor lounge provides ample space for family gatherings.

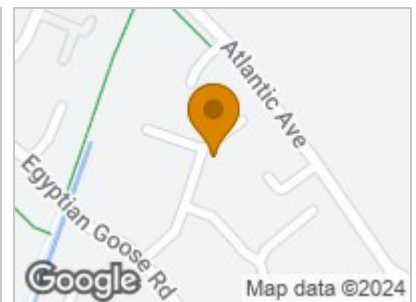
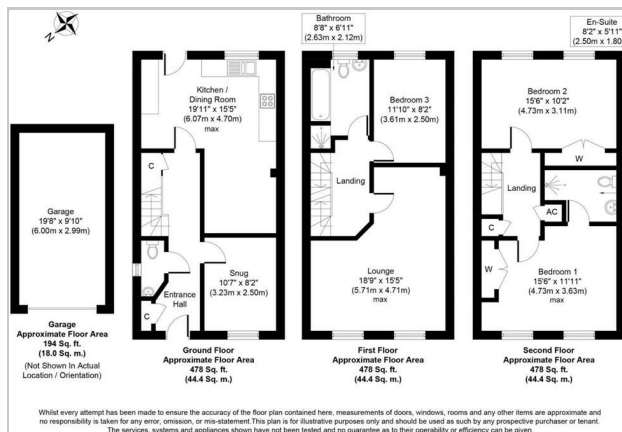
Three well-proportioned bedrooms offer comfortable living: two doubles with built-in wardrobes and the master boasting an ensuite shower room. A family bathroom serves the first floor.

Unwind in the private garden, featuring a sun terrace, a lawn bordered by raised flowerbeds, and a charming summerhouse – perfect for outdoor relaxation and entertaining. Designated parking for 3 vehicles and a garage provide added convenience.

Beyond your doorstep, excellent transport links connect you to Norwich city center in minutes via car, public transport, or the nearby park and ride. The A11 is just under 2 miles away, offering easy access for commuting or exploring further afield. Family-friendly amenities like parks and schools are all within easy reach.

Don't miss your chance to call this peaceful and convenient haven your family's new home.

Garage is leasehold and requires payment for ground rent, currently at £40 per year. A community service charge is levied for the upkeep of the local area. Cost TBC.



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A	85	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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