

ARLINGTON
PARK



24 Blaxter Way
, Norwich, NR7 8BF
£275,000

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Arlington Park presents a superb two-bedroom semi-detached house in sought-after Sprowston. Immaculately presented and boasting modern features like underfloor heating and an open-plan kitchen/diner, this property is perfect for first-time buyers or those seeking a stylish move-in-ready home.

- Energy Efficient Property
- Immaculately presented
- Open-plan kitchen/diner
- Underfloor heating
- Off-road parking
- Desirable Sprowston location
- Two well-proportioned bedrooms
- South-facing rear garden
- Triple glazing



ACCOMMODATION

The property boasts a functional layout, perfect for modern living. Upon entering, you'll find a welcoming entrance hall featuring stylish tiled flooring, underfloor heating for added comfort, and a thermostat for easy temperature control. Branching off from the hallway is a spacious lounge bathed in natural light thanks to its corner aspect window. The lounge also features underfloor heating and a built-in storage cupboard, ideal for keeping the space clutter-free.

The heart of the home lies in the contemporary kitchen/diner. This light-filled room boasts sleek high-gloss white wall and base units with granite worktops, providing ample storage and workspace. Modern appliances are seamlessly integrated, including an inset sink, fitted hob and oven, fridge/freezer, space for a washing machine, and an integral dishwasher. Sliding patio doors lead out to the rear garden, perfect for creating a seamless indoor-outdoor flow during the warmer months.

A convenient WC on the ground floor comprises a low-level WC, hand basin, underfloor heating, and a frosted triple-glazed window for privacy.

Upstairs, the landing provides access to two bedrooms, a modern bathroom, and an airing cupboard. The generously sized master bedroom benefits from a window to the front aspect, a radiator for warmth, and a built-in full-length mirrored wardrobe that maximises space. The master bedroom further offers a luxurious en-suite shower room featuring a shower cubicle, low-level WC, hand basin, heated towel rail, and a frosted window for privacy.

The second bedroom is a good-sized space ideal for guests or a home office. This room also features a window to the rear aspect, a radiator, and a built-in full-length mirrored wardrobe.

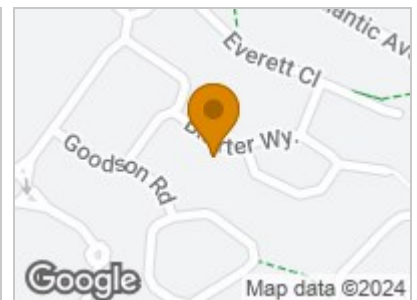
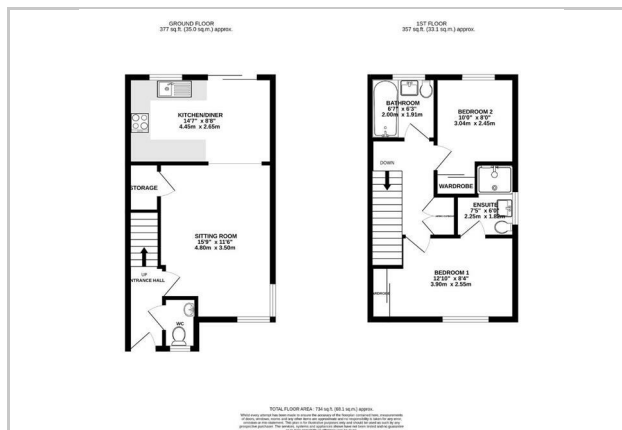
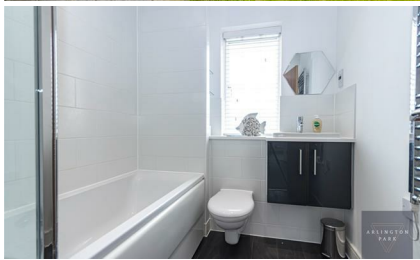
The modern family bathroom comprises a panelled bath with a shower overhead and glazed screen, a low-level WC, hand basin, heated towel rail, and a frosted window.

OUTSIDE

The property boasts ample parking with two tandem off-road parking spaces to the front. Stepping outside to the rear, you'll be greeted by a delightful south-facing garden which is larger than the average garden for this type of property on the estate. The garden is thoughtfully designed, featuring a patio area perfect for entertaining, a neat lawn area with young trees and shrubs, and fencing with side gate access for added convenience.

LOCATION:

This desirable Sprowston location offers a wealth of amenities on your doorstep. The area boasts excellent schools for all ages, a local doctor's surgery, popular shops, supermarkets, pubs, and restaurants. Residents enjoy fantastic public transport links to Norwich city centre, including the convenient Sprowston Park & Ride service. Additionally, the property offers easy access to the Norwich Ring Road, NDR, and the beautiful Norfolk Broads.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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	

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