




ARLINGTON
PARK



3 Kingfisher Road

, Sprowston, NR7 8GX

Offers In Excess Of £280,000

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This modern three-bedroom semi-detached townhouse, set in the desirable suburb of Sprowston, offers spacious living over three floors, including a master bedroom with en-suite, a private landscaped garden with garden shed and space for a hot tub. The front providing off-road parking for two vehicles. Ideal for first-time buyers, the home is close to excellent local amenities, schools, and transport links.

- Modern three-bed semi townhouse
- Spacious lounge and well-equipped kitchen
- Master suite with en-suite
- Two additional double bedrooms on the first floor
- Private landscaped rear garden
- Off-road parking for two vehicles
- Gas central heating and double glazing throughout
- Convenient location



MODERN THREE-BEDROOM SEMI-DETACHED TOWNHOUSE

This modern three-bedroom, semi-detached townhouse is located on a sought-after estate in the highly desirable suburb of Sprowston. The property offers well-arranged accommodation across three floors. The ground floor includes an entrance porch, a comfortable lounge, a well-fitted kitchen, and a convenient WC. On the first floor, there are two spacious double bedrooms and a family bathroom, while the second floor is dedicated to the master bedroom, complete with an en-suite shower room.

The home benefits from double glazing, gas central heating, and would make an ideal first-time purchase. Don't miss out – book your viewing today!

LOCATION

This prime location in Sprowston lies to the northeast of Norwich and provides easy access to local amenities, including schools, shops, supermarkets, and restaurants. The area is well-served by public transport, including the Sprowston Park & Ride, with excellent links to Norwich city centre. There is also convenient access to the Norwich Ring Road, the Northern Distributor Road (NDR), and the scenic Norfolk Broads.

GROUND FLOOR

- Entrance Porch – Door leading into the property.
- Lounge – Featuring a double-glazed window, radiator, and a handy storage cupboard.
- Kitchen – Fitted with wall and base units, worktops, sink and drainer, gas hob with extractor, oven, and space for fridge/freezer and washing machine. There's also a double-glazed window and patio doors leading to the garden.
- WC – Equipped with a low-level WC, hand wash basin, radiator, and extractor fan.

FIRST FLOOR

- Bedroom Two – Double bedroom with a double-glazed window and radiator.
- Bedroom Three – Double bedroom with a double-glazed window and radiator.
- Bathroom – Featuring a bath, low-level WC, hand wash basin, radiator, and frosted double-glazed window.

SECOND FLOOR

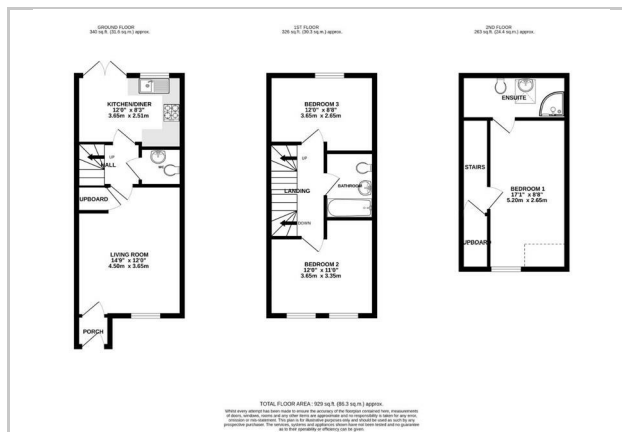
- Bedroom One – Spacious master bedroom with double-glazed window and radiator.
- En-Suite – Complete with a shower cubicle, low-level WC, hand wash basin, radiator, and Velux window.

EXTERIOR

To the front of the property is a low-maintenance garden and a brick-waved driveway providing off-road parking. The private rear garden is mainly laid to lawn with a patio area, ideal for outdoor dining, and is enclosed by fencing for added privacy.

AGENT'S NOTE

The property is Freehold with mains electricity, gas, water (metered), and drainage. Council Tax Band: C.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		85	
(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	

25a Earlham Road, Norwich, Norfolk, NR2 3AD
 Tel: 01603 577255 Email: youragent@arlingtonpark.co.uk <https://www.arlingtonpark.co.uk/>