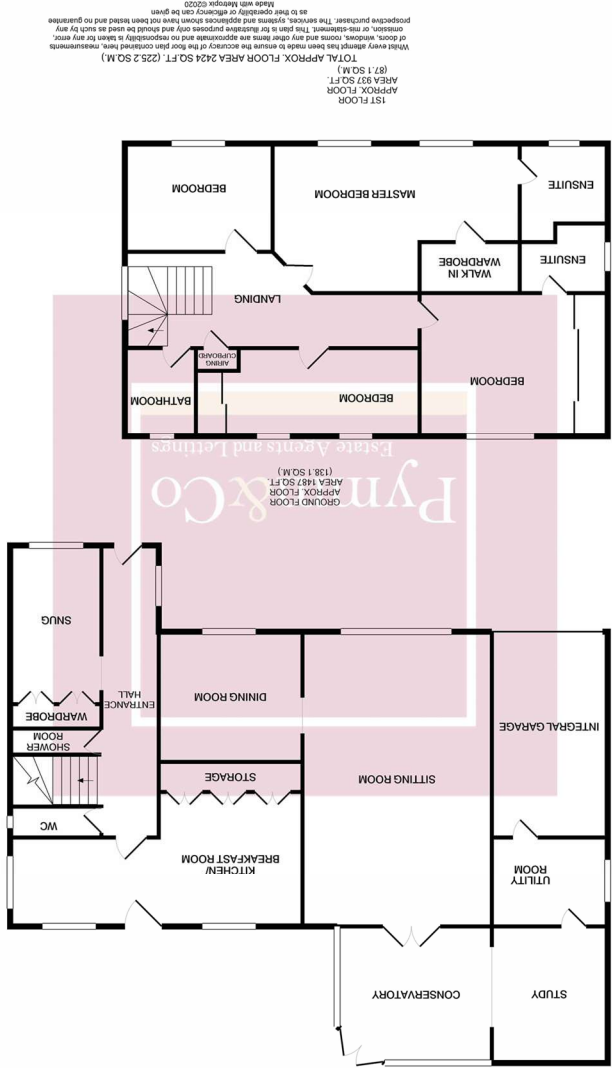


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THE FOREVER HOME Pymm & Co are pleased to offer this exquisite 4 bedroom detached family home situated on a popular street close to schools and amenities in the extremely sought after suburb of Sprowston just north of Norwich City centre. Boasting space in abundance thanks to a two storey extension, the property offers vast accommodation over two floors comprising a welcoming hall entrance with oak veneered doors leading to a dining room which flows brilliantly with an expansive sitting room which provides living space for the entire family. There is a snug to the front which would make a perfect second sitting area or even a downstairs bedroom with its built in wardrobes and neighbouring downstairs shower room and WC. The kitchen/breakfast room to the rear is a great size and offers a wealth of cupboard space, an island with breakfast bar, built in Neff appliances and beautiful Quartz work surface. There is also a conservatory which an adjoining study/home office which leads to a useful utility room which also provides internal access to the spacious integral garage with electric door.

Offers in Excess
of £475,000

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Property details

Description - continued

Upstairs off the light and airy landing are four well proportioned double bedrooms, two with en-suites and a walk in wardrobe to the master, there is a modern family room with a three piece white suite. Externally the property is approached via a dual access brickweave driveway which provides off road parking for multiple cars. To the rear is a mature wrap around garden set in complete privacy, mainly laid to astroturf. There are also two sheds as well as a detached garden room which is not included in the sale but could be negotiated separately.

Sprowston is a desirable suburb 2 miles north of Norwich City Centre and offers a vast range of amenities from large supermarkets such as Tesco and Lidl to both primary and secondary schools. There are various transport links including a park and ride offering direct travel both in and out of Norwich and the NDR and Ring Road are both easily accessible.

Call Pymm & Co today to book your viewing appointment.

Entrance door to:-

Entrance Hall

23'2" (7.06m) x 5'2" (1.57m)

Oak veneered doors to all rooms, archway to the snug, double glazed window to the side, stairs to the first floor landing, radiators, shoe cupboard, Karndean flooring.

Snug

16'7" (5.05m) Including Wardrobes x 7'5" (2.26m)

Double glazed bay window to the front, fitted wardrobe, radiator, loft access.

Shower Room

7'4" (2.24m) x 2'8" (0.81m)

Shower cubicle, heated towel radiator, extractor fan, spotlights. tiled floor.

WC

8'0" (2.44m) x 2'9" (0.84m)

Double glazed window to the side, low level WC, heated towel radiator, extractor fan, tiled floor.

Kitchen/Breakfast Room

23'9" (7.24m) x 12'7" (3.84m)

Double glazed windows to the side and rear, fitted with a range of base and wall units, quartz work surfaces and splashbacks, sink unit, island and a four seater breakfast bar, integrated Neff electric double oven and electric hob with an extractor fan over, integrated fridge/freezer and dishwasher, vertical radiator, spotlights, tiled floor, door to the rear garden.

Dining Room

11'8" (3.56m) x 10'7" (3.23m)

Double glazed window to the front, archway to the sitting room, radiator, spotlights, Karndean flooring.

En-Suite

7'8" (2.34m) x 7'4" (2.24m)

Double glazed window to the front, shower cubicle, vanity wash basin, low level WC, fully tiled walls, column radiator, extractor fan, spotlights, tiled floor.

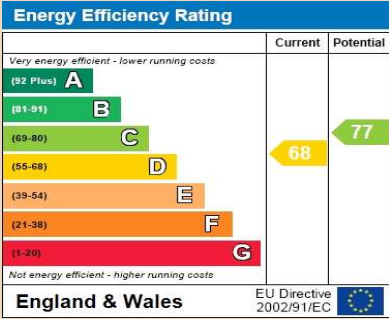
Bathroom

8'4" (2.54m) x 5'3" (1.6m)

Double glazed window to the rear, panelled bath with shower over and glass screen, vanity wash basin, low level WC, part tiled walls, heated towel radiator, extractor fan, spotlights, underfloor heating

Outside

To the front there is a dual access brickweave driveway with multiple cars, brick wall to the front, access gate leading to the rear, sensor security lighting and power outlet. Integral Garage 16'7" x 9'5" with electric door, light and power, door to the rear to the utility. To the rear there is a completely private wrap around garden which is mainly laid to astro turf with a patio seating area, garden shed, summerhouse, outside tap, side gate and security lighting, enclosed by tall mature conifers.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

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Sitting Room

23'9" (7.24m) x 15'5" (4.7m)

Double glazed French doors to the rear to the conservatory, electric wall mounted fire, radiators, spotlights, Karndean flooring.

Conservatory

12'1" (3.68m) x 11'7" (3.53m)

Double glazed windows to the side and rear, double glazed French doors to the rear garden, opening to the study, fitted white storage cabinets, tiled floor, underfloor heating.

Study

11'1" (3.38m) x 9'1" (2.77m)

Door to the utility room, spotlights, tiled floor, underfloor heating.

Utility

9'4" (2.84m) x 7'5" (2.26m)

Window to the side, base units, work surface, sink unit, space for a washing machine and tumble dryer, door to the integral garage.

First Floor Landing

24'0" (7.32m) x 6'3" (1.91m)

Double glazed window to the side, oak veneer doors to all rooms, airing cupboard, loft access, spotlights.

Bedroom 4

11'8" (3.56m) x 8'5" (2.57m)

Double glazed window to the front, radiator, spotlights.

Bedroom 3

18'1" (5.51m) x 8'5" (2.57m) *Including Wardrobes*

Double glazed window to the rear, radiator, integrated wardrobe, spotlights, Karndean flooring.

Bedroom 2

15'9" (4.8m) x 11'8" (3.56m)

Double glazed window to the rear, radiator, integrated wardrobe, spotlights, Karndean flooring, door to the en-suite.

En-Suite

7'9" (2.36m) x 5'3" (1.6m)

Double glazed window to the side, double shower cubicle, wash basin, low level WC, part tiled walls, radiator, extractor fan, spotlights.

Master Bedroom

20'1" (6.12m) x 11'9" (3.58m)

Double glazed window to the front, radiators, walk-in wardrobe, spotlights, laminate flooring, door to the en-suite.



