



**Avocet Rise, Sprowston, Norwich, NR7 8EU**

**welcome to**

**Avocet Rise, Sprowston Norwich**

THIS IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM DETACHED HOUSE is situated in the popular NR7 postcode, just to the north of Norwich city centre. The property is being sold with the added benefit of NO ONWARD CHAIN! \*\* Viewings are highly recommended not to miss out on this stunning family home!! \*\*



### **Entrance Hall**

Double glazed door to front, radiator, understairs cupboard and radiator.

### **Cloakroom**

Wash hand basin, W/C, extractor fan and tiled flooring.

### **Lounge**

15' 5" x 12' 2" ( 4.70m x 3.71m )

Double glazed window to front, double glazed window to side, carpeted floor, TV point, phone point, gas fire and radiator.

### **Kitchen/ Diner**

29' 3" x 10' 5" ( 8.92m x 3.17m )

Double glazed French doors into orangery, two double glazed windows to rear, tiled flooring, stainless steel one & a half sized bowl, space for dishwasher, gas oven, gas hob, extractor fan, wall & base units, work surfaces, space for washing machine and space for fridge/ freezer.

### **Utility**

7' 6" x 6' 2" ( 2.29m x 1.88m )

Double glazed window to side, boiler, washing machine, tiled flooring and stainless steel one sized bowl.

### **Orangery**

30' 3" x 14' 3" ( 9.22m x 4.34m )

Double glazed French doors to garden, three double glazed windows to side and radiator.

### **First Floor Landing**

Airing cupboard, loft access and carpeted floor.

### **Bedroom One**

15' 7" x 12' 2" ( 4.75m x 3.71m )

Double glazed window to front & side, carpeted floor, TV point, built in wardrobe, radiator and door to ensuite:-

### **Ensuite**

Double glazed window to front, wash hand basin,

W/C, shower cubicle, carpeted floor and radiator.

### **Bedroom Two**

13' 4" x 10' 11" ( 4.06m x 3.33m )

Double glazed window to front, carpeted floor, TV point, radiator and built in wardrobe.

### **Bedroom Three**

11' 9" x 9' 2" ( 3.58m x 2.79m )

Double glazed window to rear, carpeted floor, radiator and built in wardrobe.

### **Bedroom Four**

10' 7" x 9' 3" ( 3.23m x 2.82m )

Double glazed window to rear, carpeted floor, radiator and wardrobe.

### **Bathroom**

Double glazed window to rear, bath, separate shower cubicle, wash hand basin, W/C, extractor fan and radiator.

### **Exterior**

To the front, there's a path to the front door with lawned area overlooking mature trees and to the rear, there's a wrap around enclosed garden, larger than average double plot with paving area, lawned area, door into garage and shed.



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## Avocet Rise, Sprowston Norwich

- NO ONWARD CHAIN
- Immaculately presented throughout
- 30 ft orangery
- Double garage & off-road parking
- Larger than average south facing garden

Tenure: Freehold EPC Rating: B

offers in excess of

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140829 - 0002

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