









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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- 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

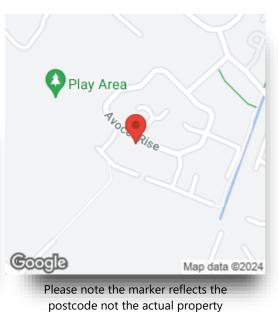
offers in excess of

£525,000









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Property Ref: NOR140829 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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