



abbotFox

**Kingfisher Road, NR7**

Stylish, modern townhouse



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abbotFox presents this stylish, modern townhouse. Set within a popular development within the sought after residential area of Sprowston, this home occupies a prominent position and overlooks the nearby green.

The accommodation on offer is neatly arranged over three floors, with the ground floor comprising; an inviting entrance hall, cloakroom wc, kitchen diner and spacious lounge, which opens onto the rear gardens. The first floor offers two comfortable bedrooms and family bathroom. The master suite occupies the top floor of this home with a stylish en-suite shower room and spacious bedroom. Externally, the property offers an enclosed rear garden, with a tiered patio seating area and lawned gardens.

Having been well maintained by the current owners since its construction, this home represents an ideal opportunity for any growing family or couple looking for space. An internal viewing comes highly recommended.

## KEY FEATURES

- Modern three storey home
- Three bedrooms
- Spacious living accommodation
- Popular residential development
- Overlooking green areas
- Ideal family home

## SITUATION

The much-requested location of Sprowston, which lies just 1.5 miles North East of Norwich, offers a wide range of useful amenities for residents and visitors alike including a Tesco Express and Tesco Extra, a post office, doctors and dentists surgeries and the popular Sprowston Manor Hotel & Golf Club. The village also offers all levels of schooling including a local infant school, primary school and Sprowston Community High School.

There are several transport links including the Ring Road with connections around Norwich, along with the Northern Distributor Road which has links to Norwich Airport, Aylsham, Holt & the North Norfolk coast. Regular public transport links are also available including bus routes and a Park and Ride service giving easy access to Norwich City Centre.

## SERVICES

Boiler and radiators, mains gas, mains water

## LOCAL AUTHORITY

Broadland District Council

## COUNCIL TAX BAND

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## TENURE

Freehold



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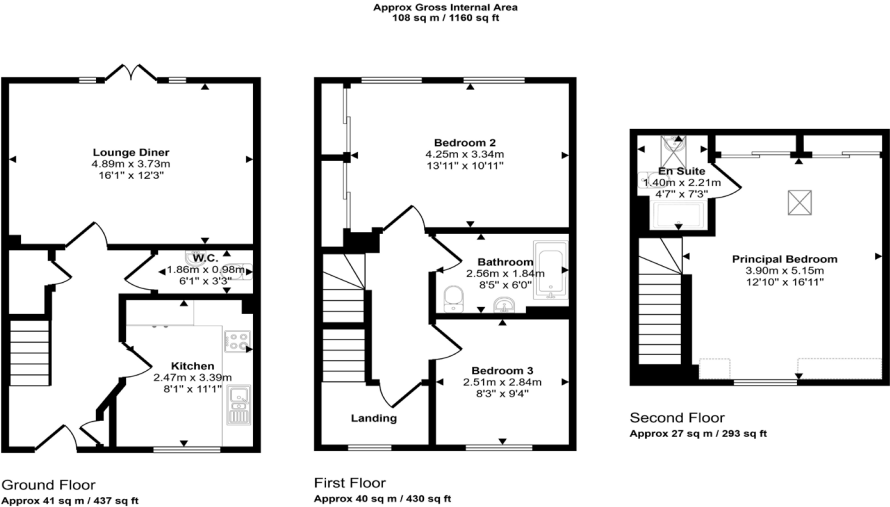






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