

abbotFox





Sprowston, NR7  
*Offers In Excess Of £390,000*

“

We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**













## THE DETAIL\_\_\_\_\_

abbotFox presents this exceptional four-bedroom detached family home, ideally situated within a quiet and desirable close in the heart of Sprowston.

Set on a generous plot within the ever-popular St Mary's Grove, this impressive residence is perfectly designed for modern family life. From the moment you arrive, the home makes a strong first impression, complete with a private driveway and adjoining garage offering ample off-road parking

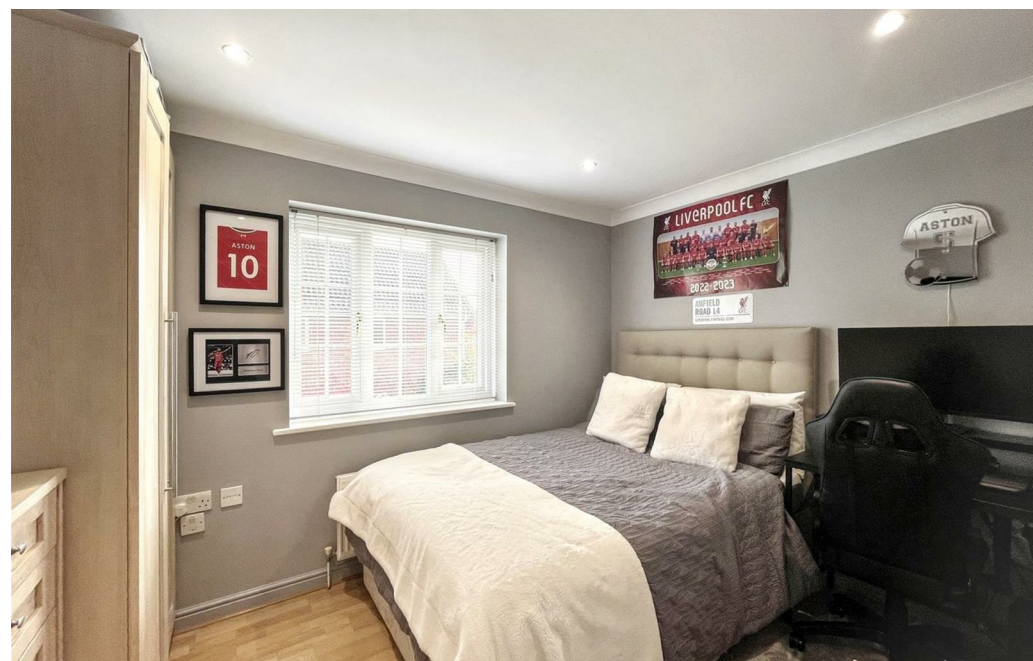
Internally, the accommodation is both spacious and flexible. The ground floor boasts a welcoming entrance hall, a generous lounge separate dining room, and a well-appointed kitchen. A separate utility and cloakroom adds to the practicality.

Upstairs, four well-proportioned bedrooms provide space for every member of the household, including a spacious principal bedroom with an en-suite shower room and a modern family bathroom. Every room is flooded with natural light and presented in excellent condition throughout.

Outside, the property continues to impress with a private, enclosed garden, a safe and sunny haven for children to play or for al fresco dining in the warmer months.

Located within easy reach of excellent local schools, amenities, and transport links to Norwich city centre, this is a rare opportunity to secure a quality family home in one of Sprowston's most peaceful and established neighbourhoods.

A must-see for buyers seeking space, comfort and convenience.









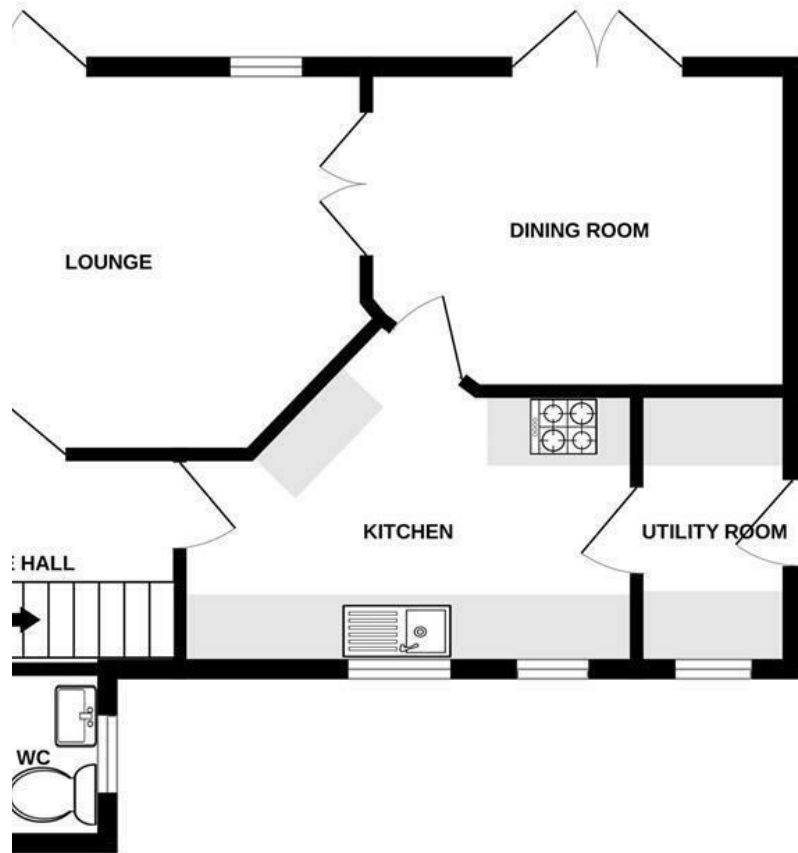


## THE HIGHLIGHTS\_\_\_\_

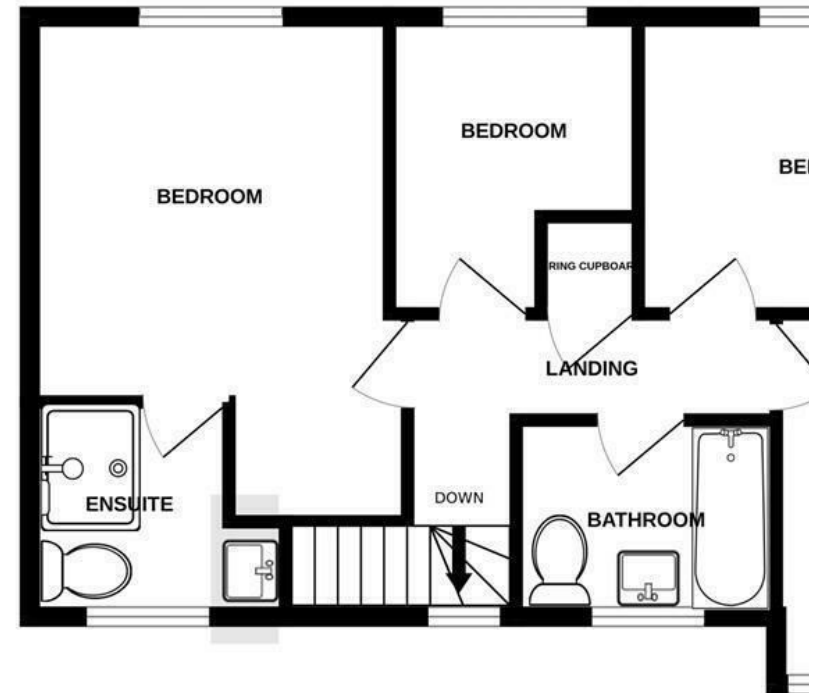
- Detached family home
- Four bedrooms
- Generous living accommodation
- Private enclosed gardens
- Off road parking and garage
- Sought after location
- Internal viewing advised



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

*Let's talk*

01603 660000

[sales@abbotfox.co.uk](mailto:sales@abbotfox.co.uk)

@abbotfox

EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.