

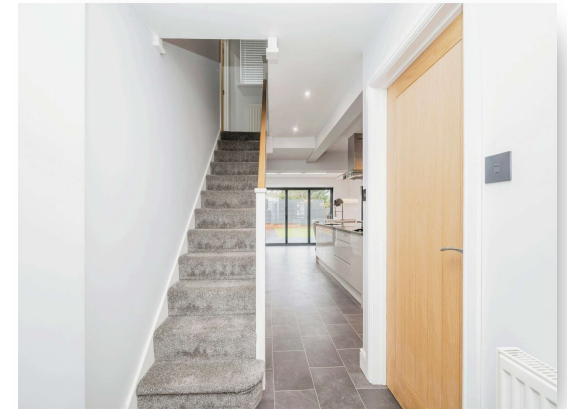
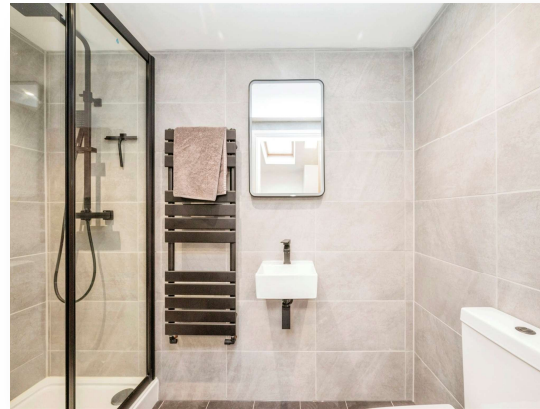
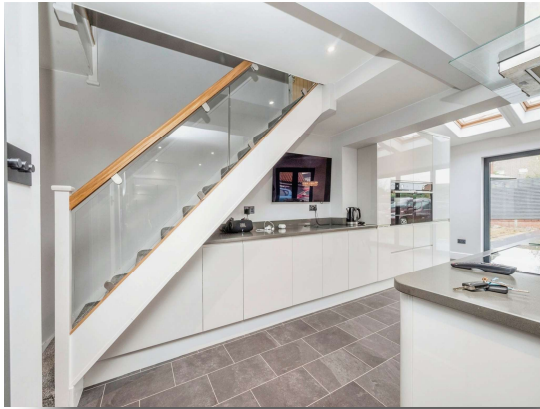


**Church Green, Norwich NR7 8BA**

**welcome to**

**Church Green, Norwich**

**\*\*DETACHED FAMILY HOME\*\*** This immaculate five bedroom detached family home situated in the popular part of Sprowston close to schools, local amenities and public transport. The property has been renovated throughout to a very high specification! **DO NOT MISS OUT!**



### Entrance Hall

Door to front, radiator, full-height obscured window to front and stairs lead to the first floor landing, glass balustrade, tiled flooring.

### Kitchen/Dining Room

With matching white base, wall and drawer units, island with sink unit and rinser tap. Built-in Bosch appliances include; dishwasher, electric hob and extractor hood over. Built-in eye-level double oven, TV point, plug sockets and USB points. Spotlights and Velux windows, sliding doors accessing the rear of the property. Single door to rear, tiled flooring with underfloor heating and vertical radiator, door to garage and door to utility room.

### Lounge

With uPVC double glazed front and side windows, laminate flooring, TV points, bifold doors leading to the kitchen/dining room.

### Utility Room

Matching base, wall and drawer units, plumbing for washing machine and dryer, sink/drain with rinser tap, Velux window to rear.

### Shower Room/Cloakroom

With white suite with WC and wash hand basin with black contemporary tap, shower cubicle with matching contemporary waterfall shower head, black towel radiator and grey-tiling to walls.

### Bedroom Three

uPVC double glazed front window and radiator.

### First Floor Landing

With windows to the rear and front, airing cupboard, radiator and glass balustrade to stairs.

### Bedroom One

uPVC double glazed front and side windows, radiator.

### Bedroom Two

uPVC double glazed rear window and radiator.

### Bedroom Four

uPVC double glazed side window and radiator.

### Bedroom Five

uPVC double glazed front window and radiator.

### Family Bathroom

The bathroom will be fitted with a white suite comprising; wash hand basin, WC, bath with shower over, automatic lighting, towel radiator with uPVC double glazed rear window.

### Exterior

To the front of the property there is access to the property from a shared driveway off of Church Green or from a large electric gate that leads onto Church Lane. There is large brickweave driveway and a drive through garage which leads to the rear. The garage has an electric roller door, power, boiler room with combi-gas boiler and matching cupboard units with work surfaces and door to rear garden.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Church Green, Norwich

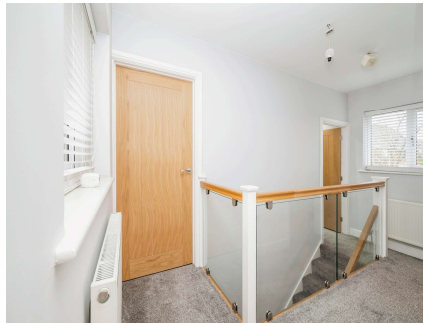
- Five Bedroom Detached Family Home
- Newly Renovated
- Modern Throughout
- Large Open Plan Kitchen / Dining Room
- Integrated Appliances and Under Floor Heating

Tenure: Freehold EPC Rating: D

**£550,000**

### directions to this property:

Heading north out of Norwich on Magdalen Street, at the roundabout take the second exit onto Wroxham Road, turn left onto Church Lane. The property is on the right, either through the double gates or turn right onto Church Green and then take your first right onto the shared driveway.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SPR107847 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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