



Grouse Close, Sprowston, NR7 8US

An immaculately presented three bedroom link detached property with no onward chain

£325,000 - £350,000

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Overview

- 2020 BUILT LINK DETACHED
- THREE DOUBLE BEDROOMS
- NO ONWARD CHAIN
- ENSUITE SHOWER ROOM & FAMILY BATHROOM
- RECENTLY LAID PORCELAIN TILES PAVING
- ATTRACTIVE CORNER PLOT
- DRIVEWAY, CARPORT & GARAGE
- OUTLOOK OF WOODLAND TO FRONT.



“With three bedrooms, family bathroom, ensuite, modern kitchen diner, car port and garage this Sprowston home is a must see”



*CREAM OF THE CROP CORNER PLOT! Built in 2020 and sold with no onward chain, this immaculately presented link detached house offers three double bedrooms with en-suite to master, modern kitchen diner, downstairs WC, car port and garage. With few similar to this, this property proves a fantastic find.



Location

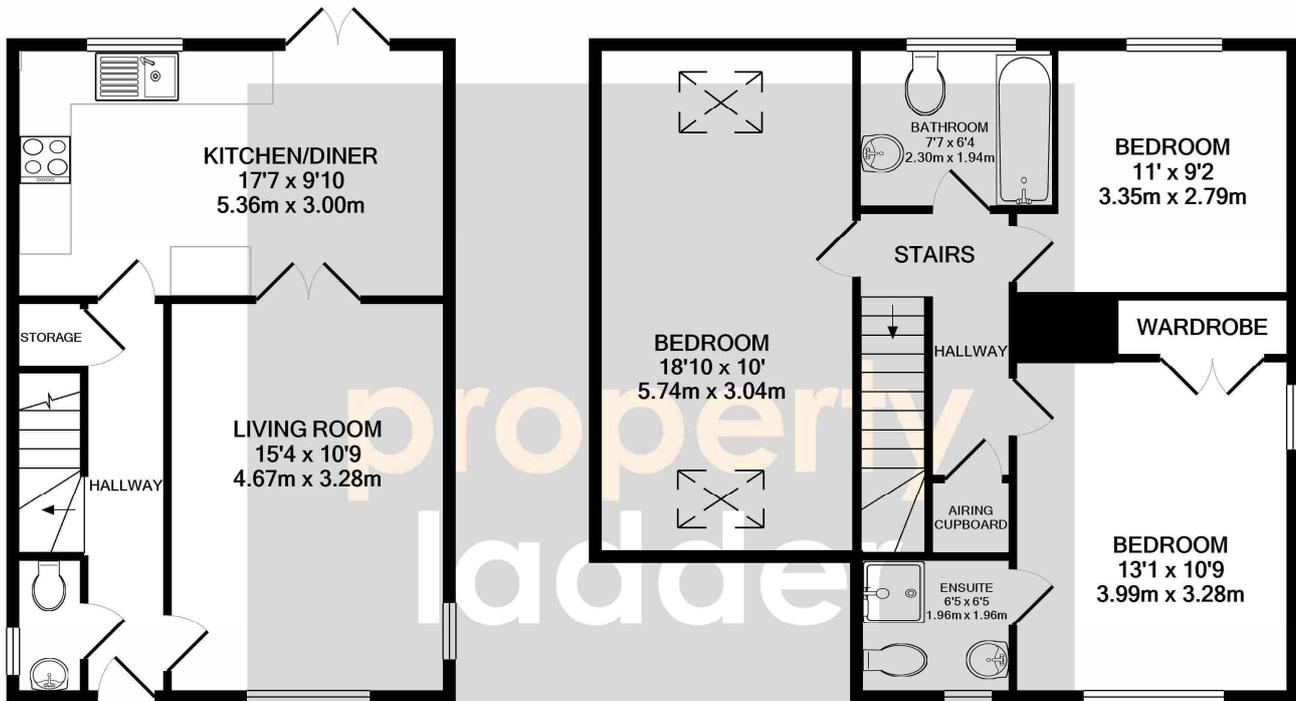
Sprowston is a popular suburb situated to the north of Norwich having its own local amenities including schools, a range of shops and a large Tesco's supermarket. Norwich itself and its more comprehensive facilities are approximately 2 miles to the south.



Directions



Heading out to Rackheath on the Salhouse Road, take a left on to Atlantic Avenue. Take the first exit at the round about on to Overstrand Way and then continue along and take the second left turn on to Grouse Close. Follow round the bend and the property can be found on your left hand side and identified by the Property Ladder For Sale Board.



GROUND FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(39.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 607 SQ.FT.
(56.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | | |
| 69-80 | C | 80 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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