

Ben Allman
Estate & Letting Agents



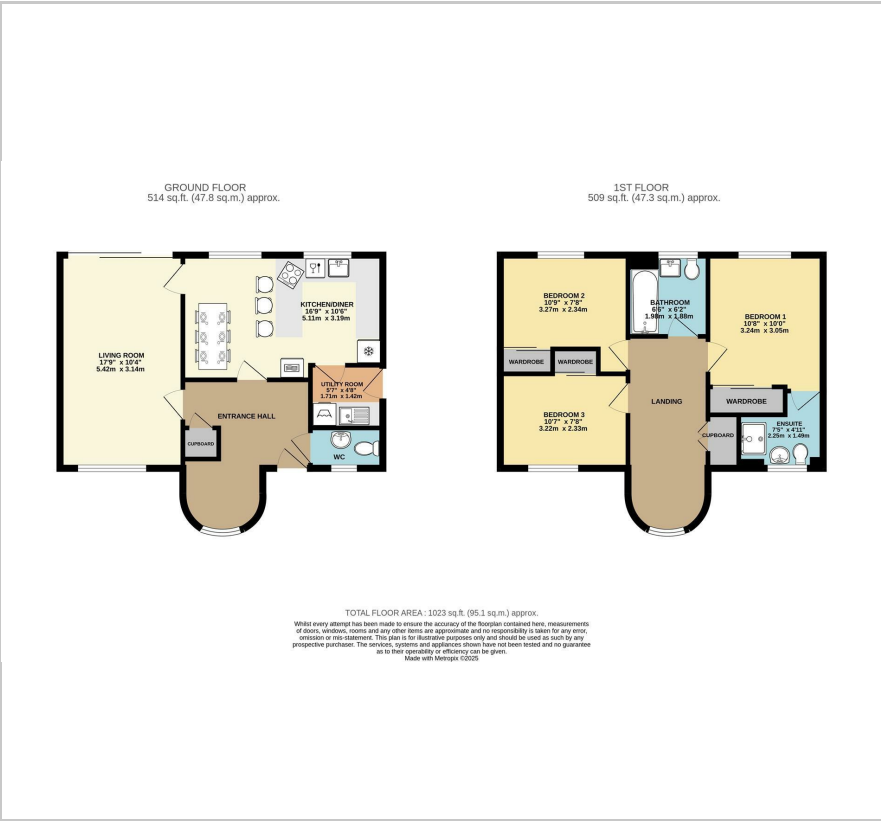
1 Goodson Road

Sprowston, Norwich, NR7 8FX

Guide price £375,000



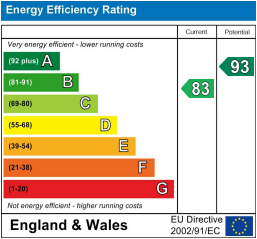
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Guide Price £375,000 - £400,000

▪ No Onward Chain

▪ Built By The Highly Regarded Norfolk Homes Developers In 2021

▪ Corner Plot

▪ Garage To Rear With Driveway

▪ Upgraded Kitchen With Breakfast Bar, Integrated Appliances Including Wine Cooler

▪ Ground Floor WC, First Floor Bathroom And En-Suite To Principal Bedroom

▪ Three Double Bedrooms

▪ Presented In Excellent Decorative Order

▪ EPC Rating - B Throughout

Offered with no onward chain, this beautifully presented three-bedroom detached home was built in 2021 by the highly regarded Norfolk Homes and occupies a desirable corner plot in the sought-after suburb of Sprowston.

Designed and finished to a high specification, the property features a turret-style staircase, three generous double bedrooms with modern built-in wardrobes, and a principal suite complete with a contemporary en suite shower room. The stylish family bathroom continues the home's modern aesthetic.

The upgraded kitchen/breakfast room is fitted with quality units and integrated appliances, including a wine cooler, while a separate utility room adds valuable practicality. The spacious dual-aspect lounge offers a bright and welcoming living space, opening directly onto the private rear garden, which is attractively landscaped for low maintenance with both patio and lawned areas.

Additional features include underfloor heating throughout the ground floor, a ground-floor WC, off-road parking, and a brick-built garage currently utilised as a home gym, benefiting from a boarded loft providing excellent extra storage.

This move-in-ready home represents an exceptional opportunity to purchase a modern, high-quality property in one of Norwich's most desirable suburbs.



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