

# Astley & co



15 Bittern Avenue  
Sprowston  
Norwich

**Price:** £375,000

**Information** - Beautifully presented detached modern house built in 2018 with three bedrooms and set in a corner plot with non overlooked garden and facing onto the open woodland creating a private and secluded home. The current owners have invested heavily with replacing both the bathroom and en-suite with quality fittings and contemporary stylish tiles including under-floor heating. Designer wallpaper, designer light fittings and hi-tech gadgets to manage the lighting and the heating system create a chic and contemporary home. The kitchen appliances have been upgraded to Bosch. The carpets are deep pile and imported from a specialist supplier. The garden is manicured and minimalist and unfussy established olive trees and with solar powered lighting. A beautiful home to be appreciated by the discerning buyer. The loft is boarded with shelving, power and light. The garden is landscaped with lighting. The property is alarmed and secure. The garage has a service door into the garden boarded out loft space and there are two parking spaces. Offered with no onward chain. Gas Fired Central Heating. Energy Performance Rating B

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ESTATE AGENTS

## Description

### Entrance Hall

**Lounge** 18' 6" x 10' 2" (5.63m x 3.11m)

**Kitchen** 18' 6" x 9' 5" (5.63m x 2.87m)

### Utility Room

### Cloakroom

### First Floor Landing

**Bedroom 1** 18' 6" x 10' 5" (5.63m x 3.17m)

**Bedroom 2** 10' 6" x 9' 2" (3.19m x 2.80m)

**Bedroom 3** 9' 2" x 7' 9" (2.80m x 2.35m)

### Garden

### Garage

## Summary of accommodation

- Detached Modern House Overlooking The Green
- Three Bedrooms, Master with Ensuite
- Beautiful Presentation Throughout
- Brand New Stylish Bathrooms
- Quality and Luxury Finish
- Non Overlooked Plot
- Lovely Garden

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Astley & Co Estate Agents

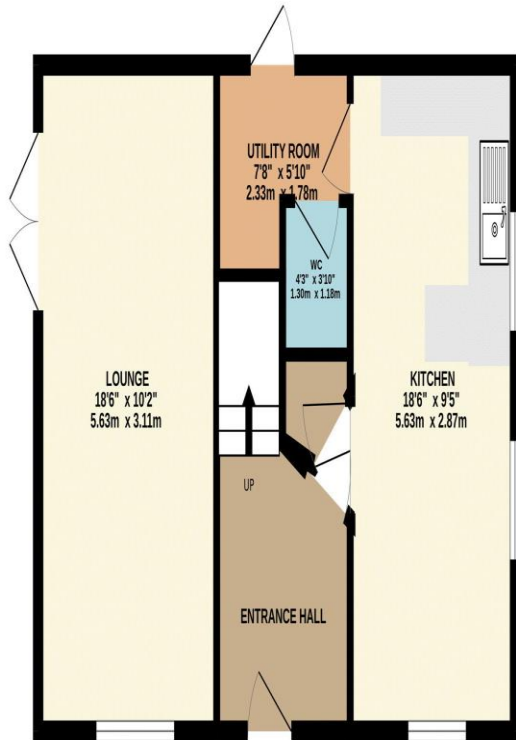
Email: [yvonne@astleyandco.com](mailto:yvonne@astleyandco.com)

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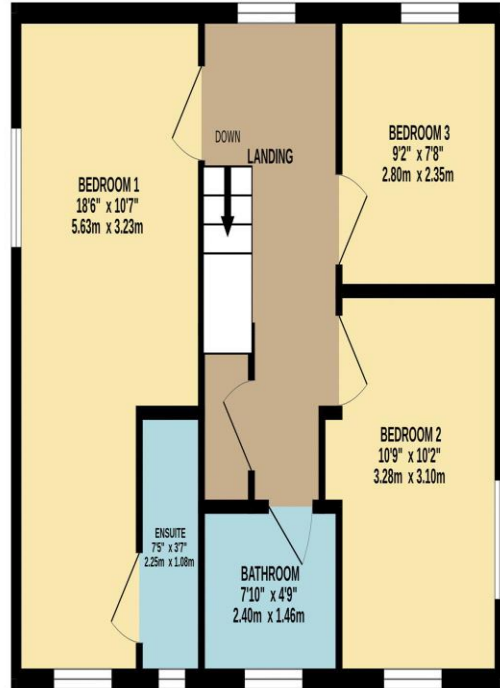
Tel: 01603 415182

Fax:

GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.8 sq.m.) approx.

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.

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