



Ilex Court, Norwich, NR7 8LG

welcome to

Ilex Court, Norwich

Situated in the highly sought-after area of Sprowston, this spacious three-bedroom detached home offers versatile living with a generous lounge, dining room, garden room and two bathrooms. Benefiting from a car port, ample off-road parking, air conditioning and solar panels.



Description

Occupying a desirable position within the highly sought-after suburb of Sprowston, this spacious three-bedroom detached home offers an excellent opportunity for growing families, first-time buyers seeking additional space, or those looking to upsize. Benefiting from air conditioning and solar panels, the property combines modern comfort with improved energy efficiency.

The accommodation begins with an entrance porch leading into a generous lounge, ideal for both relaxing and entertaining. A separate dining room provides ample space for family meals, while the fitted kitchen opens into a bright and versatile garden room overlooking the rear garden.

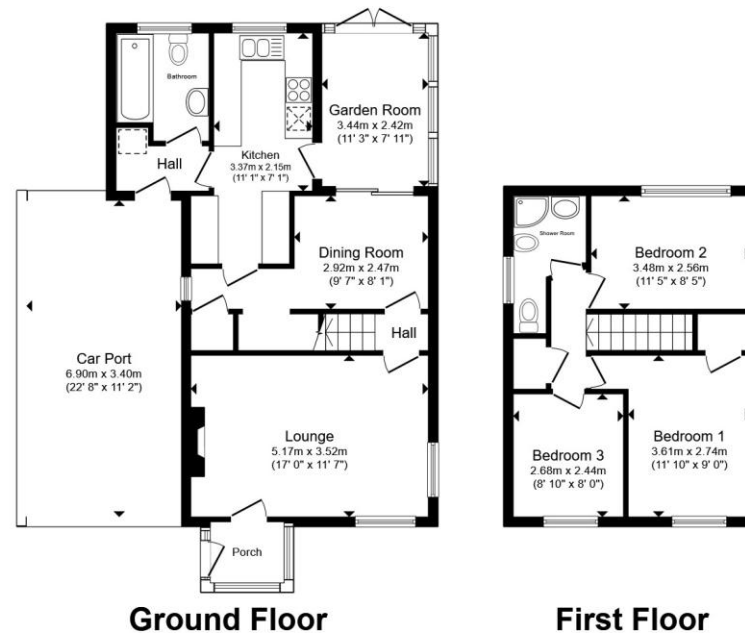
The ground floor is further enhanced by a family bathroom, offering added flexibility and convenience. Upstairs, there are three well-proportioned bedrooms, including two doubles and a generous single, ideal as a nursery, dressing room or home office. A separate shower room completes the first-floor accommodation.

Externally, the property enjoys a substantial covered car port and driveway, providing excellent off-road parking. The enclosed rear garden offers a private outdoor space perfect for relaxing, gardening or entertaining during the warmer months.

Conveniently located close to local amenities, well-regarded schools, transport links and Norwich city centre, this attractive detached home combines versatile living space, practical features and a highly desirable Sprowston location.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 98.5 m² (1,060 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Ilex Court, Norwich

- Large covered car port and driveway parking
- Highly sought-after Sprowston location
- Solar panels for improved energy efficiency
- Air conditioning throughout
- Bright garden room
- Car port and ample off-road parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR145166 - 0003

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