

abbotFox



Sprowston, NR7

Offers In Excess Of £275,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL _____

abbotFox presents this immaculately presented three double bedroom townhouse, ideally located within a popular residential development in the heart of Sprowston.

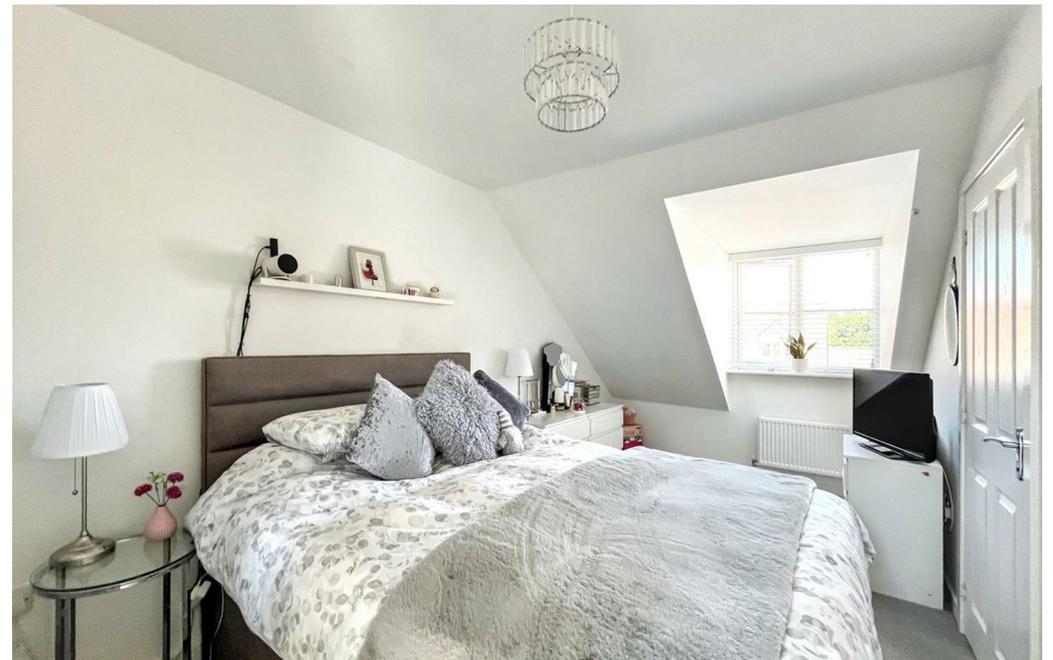
Set across three spacious storeys, this stylish home offers flexible and well-proportioned living throughout. The ground floor welcomes you with a bright entrance hall, a generous lounge diner, cloakroom, and a modern kitchen diner that opens out onto the private rear garden, ideal for entertaining or everyday family life.

The first floor offers two generous double bedrooms and a contemporary family bathroom, while the top floor is dedicated to an impressive principal suite, complete with a spacious en-suite shower room.

Outside, the property enjoys a private garden to the rear and allocated parking to the front, complete with electric car charging port with a further piece of ground that can be incorporated into the rear garden, or is currently utilised as additional parking by the current owner. There is also a selection of visitor spaces nearby.

Perfectly positioned for easy access to local amenities, schools, and excellent transport links into Norwich, this is an ideal opportunity for families, professionals, or those looking to upsize in a sought-after and well-connected location.

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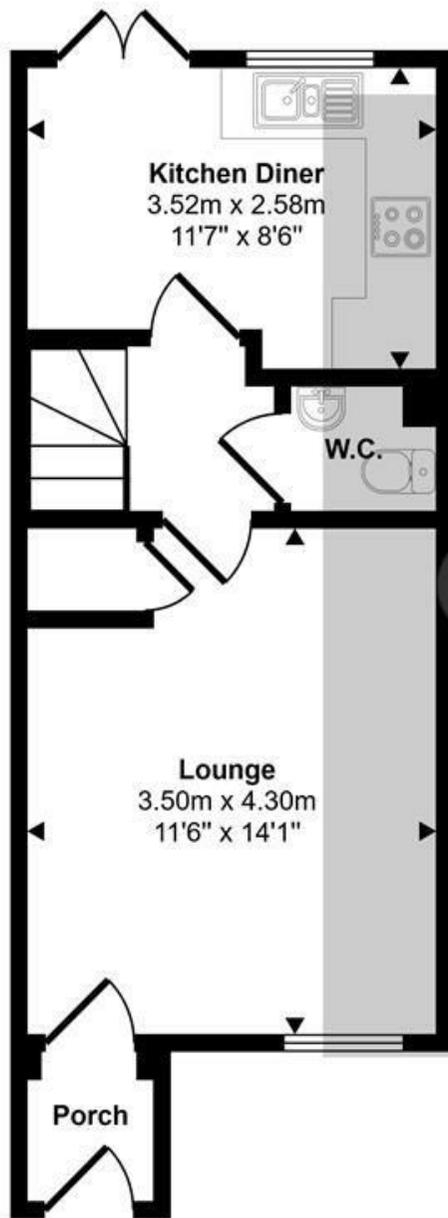






THE HIGHLIGHTS _____

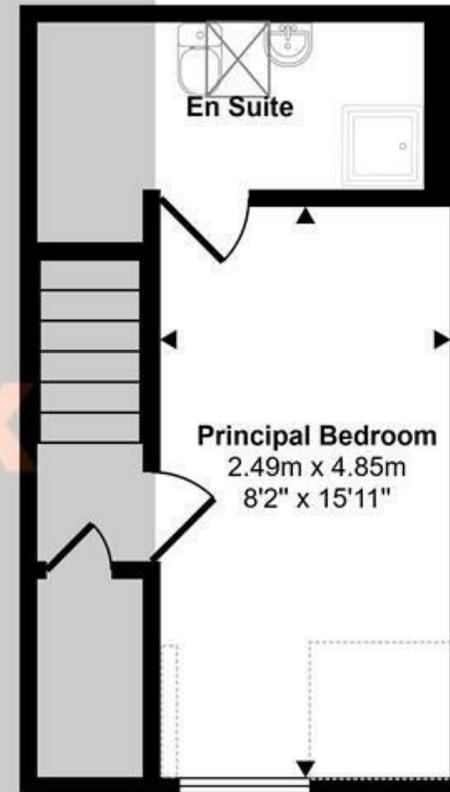
- Modern townhouse
- Three double bedrooms
- Well maintained accommodation
- Easy access to local amenities
- Ideal family home
- Internal viewing advised
- Parking for multiple cars
- Within NHBC warranty 6/10 years



Ground Floor
Approx 30 sq m / 327 sq ft



First Floor
Approx 29 sq m / 314 sq ft



Second Floor
Approx 23 sq m / 243 sq ft

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.