

propertyladder



Kingfisher Road, Sprowston, NR7

A 2020 built Three bedroom Sprowston townhouse!

GUIDE PRICE £270,000 to £280,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

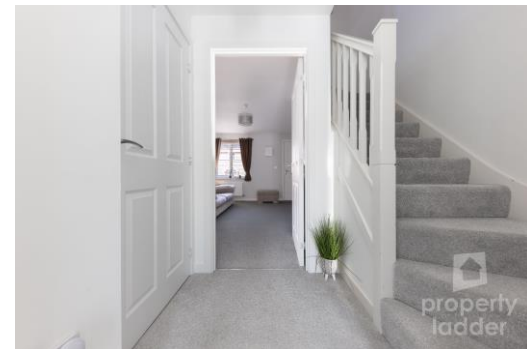
A BOLD THREE-STOREY HOME WITH PRESENCE!

This modern 2020 built townhouse in Sprowston is presented in immaculate condition and benefits from a larger than average corner plot with additional parking!

The ground floor features an entrance porch, a spacious living room with a large downstairs storage cupboard, a convenient WC, and a stylish kitchen/diner to the rear with built in appliances overlooking the garden. On the first floor are two well proportioned double bedrooms, with the second currently being used as a home office/playroom, along with a family bathroom. The second floor boasts an impressive full length master bedroom with a contemporary en-suite shower room, complete with a large skylight that floods the space with natural light, as well as a large storage cupboard located just off the landing.



*“ benefits from
a larger than
average corner
plot with additional parking ”*



Overview

- Three Double Bedrooms
- Larger Than Average Plot With Additional Strip Of Land
- Driveway For Three/Four Vehicles With Ev Charging Point
- Full Second Floor Master Bedroom With En-Suite
- Ground Floor Wc & First Floor Bathroom
- Modern Kitchen/Diner
- Entrance Porch & Spacious Living Room
- 4 Years Remaining On Nhbc Warranty





Location

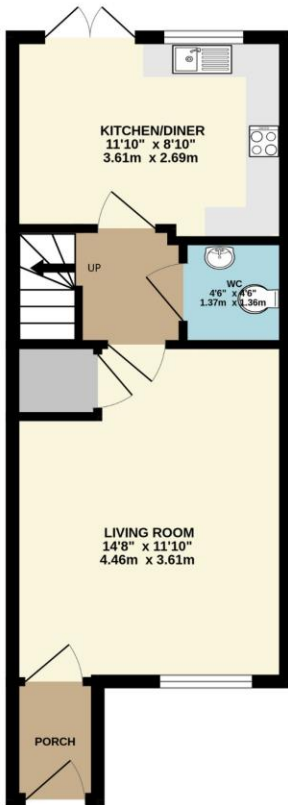
Situated on Kingfisher Road in the popular suburb of Sprowston, this home benefits from excellent local amenities including nearby shops, supermarkets, and leisure facilities. Families will appreciate the good choice of schools within easy reach, while Norwich city centre is just a short drive away offering a wider range of shopping, dining, and entertainment. With convenient transport links and green spaces close by, it's an ideal location for modern family living.



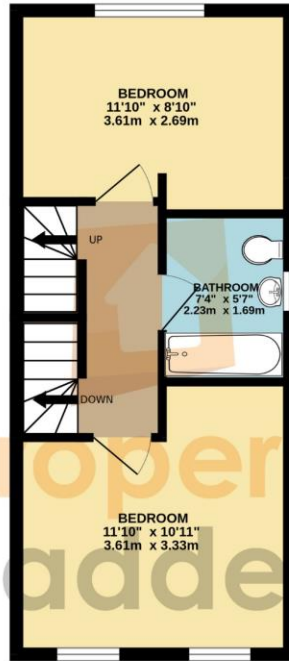
Outside

Outside, the property enjoys a generous corner plot, offering more space than typically expected. To the front, there is ample parking for three to four vehicles via a brickweave driveway and additional shingle areas. The home also benefits from both side and rear gardens, featuring a well maintained lawn and a large patio area, ideal for outdoor entertaining, along with a useful shed. A unique addition is a strip of lawn to the side, which could easily be incorporated into the main garden or converted into further off road parking if desired.

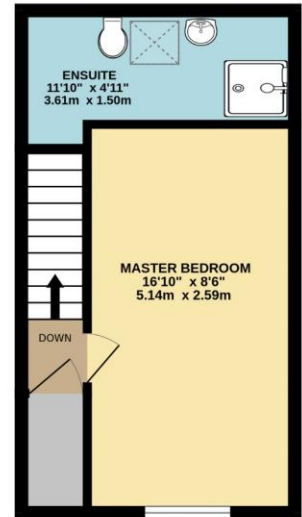
GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



2ND FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

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