



17 Sprowston Road
, Norwich, NR3 4QL
£195,000



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Situated on Sprowston Road in the heart of NR3, this well-presented two-bedroom Victorian terrace offers spacious accommodation across two floors and benefits from two bathrooms, making it an ideal first-time purchase or investment opportunity.

To the front of the property is a small enclosed garden setting the home back from the road. Entering inside, the property opens into a spacious living room with ample room for a variety of furnishing arrangements and a bright, welcoming feel.

Beyond the living room is the separate dining room, offering additional reception space and benefitting from a useful storage cupboard beneath the stairs. To the rear, the galley-style kitchen comprises a range of wall and base units, integrated oven and hob, sink with drainer and plumbing for a washing machine and dishwasher.

Completing the ground floor accommodation is the family shower room, fitted with a three-piece suite including shower cubicle, hand wash basin and WC.

Upstairs, the property offers two generously sized double bedrooms. The principal bedroom benefits from a built-in wardrobe providing useful storage space, while the second bedroom to the rear enjoys the added advantage of an ensuite bathroom fitted with a bath and shower over, hand wash basin and WC.

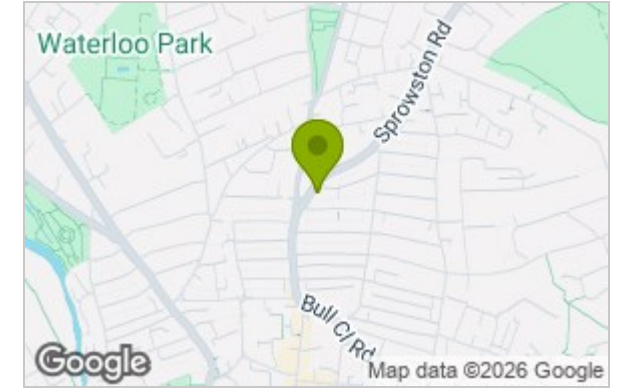
Externally, the rear garden is arranged across two courtyard-style areas with bisected access between, ideal for convenient garden waste removal. The additional rear courtyard has a shed for additional storage offers excellent potential for a purchaser to create their own outdoor space.

Further benefits include on-street permit parking and gas central heating via a combi boiler system.

Located within the sought-after NR3 district, the property is perfectly positioned for easy access to Norwich City Centre, local amenities, popular pubs, cafes and excellent transport links.



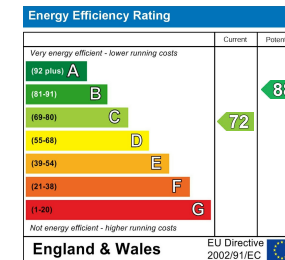
Area Map



Floor Plan



Energy Efficiency Graph



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