



Grouse Close, Sprowston Norwich NR7 8US

welcome to

Grouse Close, Sprowston Norwich

A well-presented three/four-bedroom townhouse set over three floors in a quiet Sprowston location overlooking woodland. Features include a modern kitchen/diner, spacious lounge, flexible study/bedroom, private garden, driveway, and garage-ideal for family living.



GUIDE PRICE £325,000 - £350,000

This beautifully presented three/four-bedroom modern townhouse is set over three floors and enjoys a peaceful, tucked-away position overlooking woodland in the highly desirable suburb of Sprowston.

The property offers stylish and flexible living throughout. On the ground floor, a welcoming entrance hall leads to a contemporary open-plan kitchen/diner, perfect for modern family life, along with a versatile study that can also be used as a fourth bedroom, and a convenient WC.

The first floor features a bright and spacious lounge with elevated woodland views, an additional bedroom, and a well-appointed family bathroom. On the second floor, there are two further bedrooms, including a generous principal suite complete with its own en-suite shower room.

Outside, the home benefits from a driveway and garage providing off-road parking, while to the rear is a private, enclosed garden laid mainly to lawn with a patio area-ideal for outdoor dining and entertaining. The property also enjoys a lovely outlook across the surrounding woodland.

Offered in excellent condition throughout, with double glazing and gas central heating, this impressive home combines space, comfort, and a sought-after location-making it a fantastic choice for families looking for a



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Grouse Close, Sprowston Norwich

- Guide Price £315,000-£325,000
- VENDORS HAVE FOUND!!
- MODERN THREE STOREY TOWNHOUSE
- GARAGE
- 4 BEDROOMS

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR144025 - 0003

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