

Ben Allman
Estate & Letting Agents



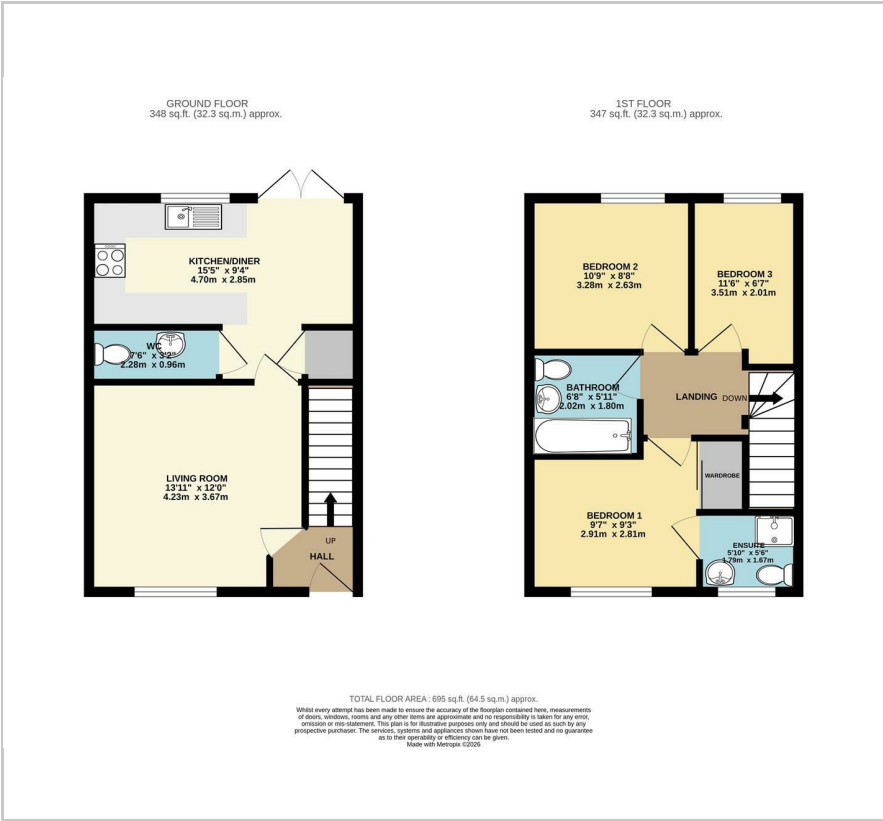
4 Hanson Close

Sprowston, Norwich, NR7 8GS

Guide price £270,000



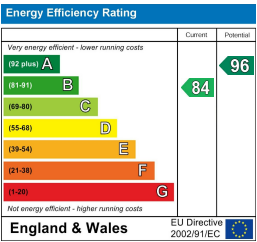
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Guide Price: £270,000 - £280,000
- Two Off Road Parking Spaces
- Walking Distance To Supermarkets, Schools, Parks And Greenspaces
- A Short Drive From The City Centre With Great Public Transport Networks
- Built In 2019 By Taylor Wimpey
- Beautifully Presented Three Bedroom Semi Detached Home
- Principle Bedroom With Ensuite Shower Room
- Outstanding Rated Nursery Within Walking Distance
- Annually Serviced Gas Combi Boiler
- Sold With No Onward Chain



Offered for sale with no onward chain, this three-bedroom semi-detached home was built in 2019 by Taylor Wimpey and is situated within the popular Manor Park development in Sprowston. Benefiting from a gas combination boiler which has been serviced annually, the property offers modern, well-maintained accommodation throughout.

Entering via the hallway, there is access to the staircase and the living room. A well-proportioned reception room, it provides plenty of space for a range of seating and furniture arrangements.

To the rear of the property is the kitchen/dining room, fitted with a range of wall and base units alongside a gas hob, double oven, integrated dishwasher, washer/dryer and fridge freezer. There is space for a dining table, whilst French doors open onto the rear garden. The kitchen also provides access to a useful understairs storage cupboard, with a separate ground floor WC completing the accommodation downstairs.

Upstairs, the landing gives access to all three bedrooms, the family bathroom and loft hatch. The principal bedroom is a spacious double room featuring built-in wardrobes and an en-suite shower room comprising a shower cubicle, wash basin and WC. Bedroom two is also a comfortable double, whilst bedroom three is a single room, suitable as a bedroom, nursery or home office. The family bathroom is fitted with a bath with shower over, wash basin and WC.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2B Sprowston Road, Norwich, Norfolk, NR3 4QN
Tel: 01603 555577 Email: enquiries@baela.co.uk www.baela.co.uk