

Ben Allman
Estate & Letting Agents



9 Nightjar Way

Sproston, Norwich, NR7 8GY

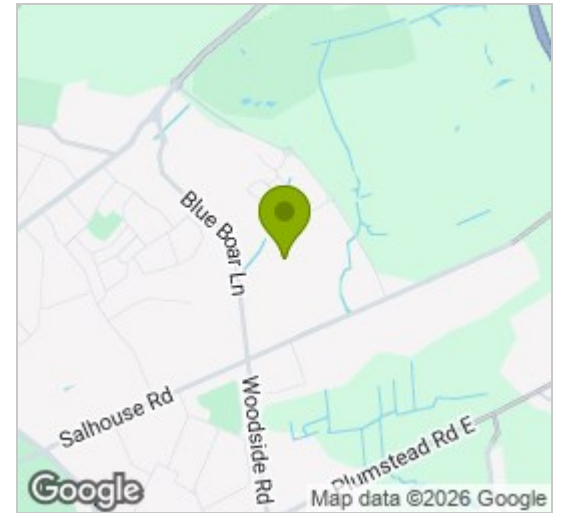
Guide price £260,000



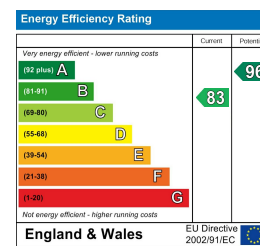
Floor Plan



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 £260,000 - £270,000
- Beautiful Woodland Outlook Across 'Harrison's Plantation'
- Two Allocated Parking Spaces To Rear (Tandem Parking)
- En-Suite To Principal Bedroom, First-Floor Family Bathroom And Ground Floor WC
- Vendors Have Found
- Outbuilding With Independant Power Supply And Insulation, Ideally Positioned As A Home Office
- Built By Persimmon Homes In 2020 And Benefitting From The Remaining Balance Of The 10 Year NHBC Warranty
- Impeccably Presented Throughout

Tucked away in a popular modern development, this beautifully presented semi-detached house, built in 2020 by Persimmon Homes, enjoys uninterrupted views across Harrison's Plantation.

The property is approached via a welcoming hall entrance, leading to a ground floor WC, a generous sitting room and a well-appointed kitchen/diner with French-doors leading out to the rear garden.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with its own en-suite, alongside a contemporary family bathroom.

Externally, the enclosed rear garden has been designed with versatility in mind, featuring an outbuilding with independent power, fully boarded and insulated, which would lend itself ideally suited as a home office or studio space. There is also a further timber shed, with power. The garden also benefits from gated rear access leading to a tandem parking area comfortably accommodating two vehicles, as well as additional side access.



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