



17 Sprowston Road  
, Norwich, NR3 4QL  
Offers in the region of £190,000



# 17 Sprowston Road, Norwich, NR3 4QL

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.

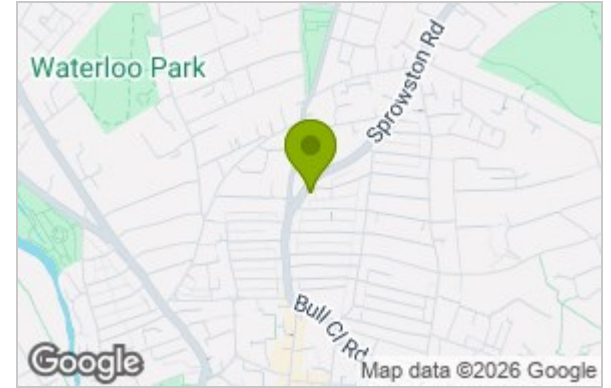
Upstairs, the property offers two generously sized double bedrooms. The principal bedroom benefits from a built-in wardrobe providing useful storage space, while the second bedroom to the rear enjoys the added advantage of an ensuite bathroom fitted with a bath and shower over, hand wash basin and WC.

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.

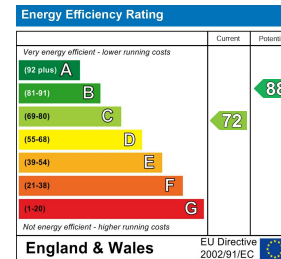
## Area Map



## Floor Plan



## Energy Efficiency Graph



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