
abbotFox

Sprowston, NR7

Guide Price £270,000 - £280,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**











THE DETAIL___

abbotFox presents this modern three bedroom semi-detached home, enviably positioned within a popular residential development in Sprowston and offered to the market with no onward chain.

Accommodation
Occupying a desirable position within this sought-after development, this stylish semi-detached home has been designed with modern family living in mind. Offering bright and well-proportioned accommodation throughout, the property combines practical living spaces with an abundance of natural light, creating a home that is both welcoming and functional. Neatly arranged over two floors, the ground floor offers an inviting entrance hall, lounge, kitchen diner and cloakroom to the ground floor, with three well proportioned bedrooms, with an en-suite to the principal bedroom, and a family bathroom accessed off landing.

Location
Hanson Close enjoys a convenient setting within the popular suburb of Sprowston, one of Norwich's most desirable residential areas. Residents benefit from a wide range of nearby amenities including supermarkets, schools, healthcare facilities and leisure opportunities. There is also an Ofsted "Outstanding" rated nursery within a few minutes walk. Excellent transport links provide easy access to Norwich City Centre, the Northern Distributor Road and surrounding Norfolk countryside.

Buyers
The combination of three bedrooms, south-facing gardens and nearby green space makes this an ideal home for growing families. The development has been designed to encourage a sense of community, whilst local schooling and recreational facilities ensure everything needed for modern family life is close at hand.

Our Agent’s View
“Homes with open green space directly to the front are always popular, and when combined with south-facing gardens and practical side-by-side parking, it's easy to see why this property will appeal to a wide range of buyers. The balance of location, presentation and outside space makes this a particularly attractive opportunity.”





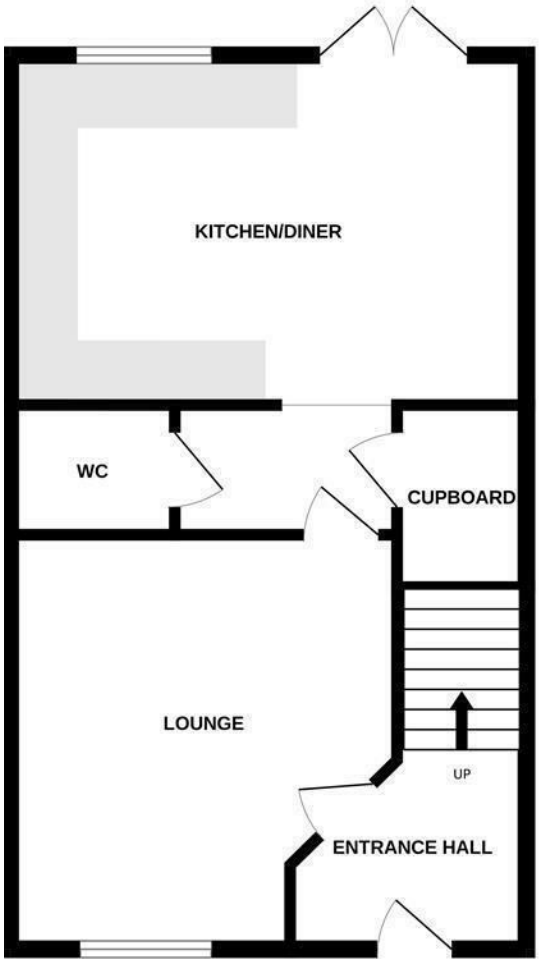




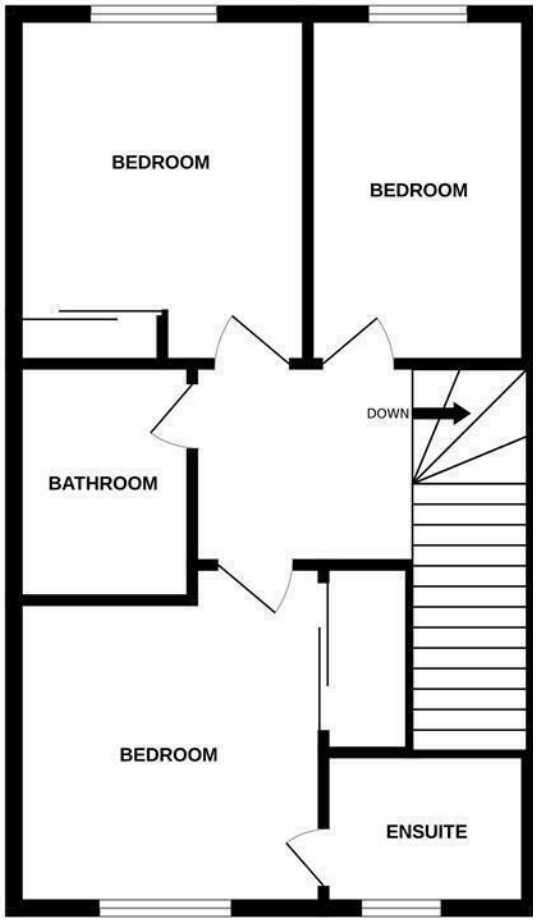
THE HIGHLIGHTS___

- Guide Price £270,000 - £280,000
- Modern semi-detached house
- Three bedrooms
- Stylish kitchen diner
- Non-overlooked postion
- South facing gardens
- Side by side parking
- Close to local amenities
- Ideal first time buy
- Viewing advised

GROUND FLOOR



1ST FLOOR



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EPC RATING -

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