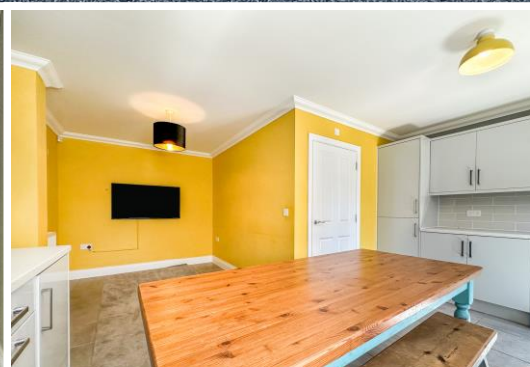


propertyladder



Petrel Close, Sprowston, NR7 8UP

Spacious Four-Bedroom Townhouse In Sought-After Sprowston!

GUIDE PRICE £315,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

STYLISH THREE-STOREY LIVING!

This stunning and versatile four-bedroom townhouse, set over three spacious levels, offers modern, flexible living in one of Sprowston's most desirable locations. Beautifully presented and well-proportioned throughout, the home features an impressive open-plan kitchen/dining room, a versatile ground floor bedroom/study, a spacious lounge, family bathroom, two further double bedrooms, and a luxurious top-floor master suite with en-suite shower room.

To the front is a tidy, low-maintenance garden, while the rear boasts a south-facing garden with patio and space ready for turf or artificial lawn-perfect for alfresco evenings.



“living room which spans the rear of the property with views over the garden and access to the patio”



Overview

- Generous open-plan kitchen/dining room
- Bright and airy first-floor lounge
- Ground floor study/fourth bedroom
- Three further bedrooms including top-floor master suite with en-suite
- South-facing rear garden
- Detached garage and two allocated off-road parking spaces



Location

Situated just 2 miles northeast of Norwich city centre, Sprowston offers the perfect balance of suburban tranquillity with excellent access to amenities. Locals benefit from a range of shops, parks, well-regarded schools, and quick links into the city. Norwich itself is rich in culture, shopping, historic landmarks, and leisure opportunities, making this location ideal for families and professionals alike.



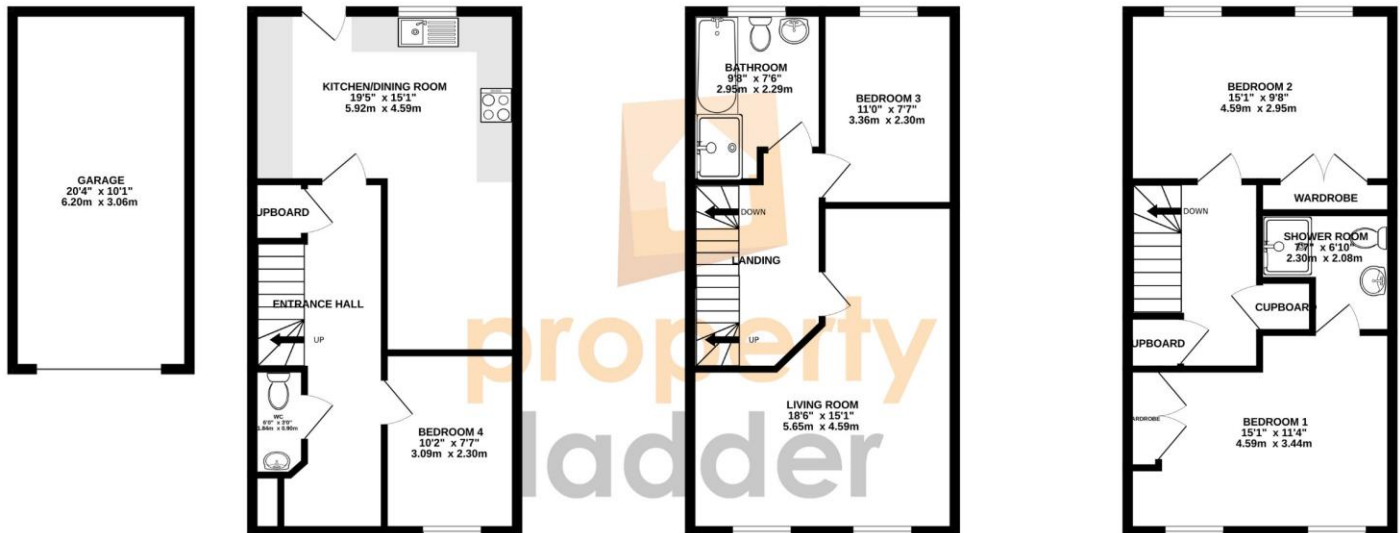
Outside

The property enjoys a low-maintenance front garden, a sunny south-facing rear garden, two allocated parking spaces, and a generous detached garage-ideal for storage or additional parking.

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.

2ND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (143.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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(NR10-16)

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