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15 Harrisons Drive, Norwich, Norfolk, NR7 9HU

A well-presented detached family home, positioned on a quiet no-through road in the popular suburb of Sprowston, approximately three miles north-east of the historic city of Norwich. The property is conveniently located close to a range of local amenities including schooling for all ages, a recreational park, garden centre, and a variety of local shops.

Set back from the road, the home is approached over a gravel frontage providing off-road parking. The former garage has been thoughtfully converted to create a versatile fourth bedroom with access to a ground-floor shower room, ideal for guests, home working, or multi-generational living. To the rear, an enclosed south-east facing garden is mainly laid to lawn and complemented by a paved terrace and mature shrubs and trees, creating a pleasant space for outdoor relaxation.

Internally, the main entrance opens into a welcoming hallway with access to the shower room and fourth bedroom. The accommodation continues through to a spacious open-plan lounge and dining room with an adjoining kitchen, creating a sociable and practical layout for everyday living. Upstairs, there are three bedrooms and a family bathroom.

The property is further enhanced by its excellent transport links, with convenient access to the inner ring road providing easy routes into the city centre, while also connecting to the Northern Distributor Road for straightforward travel to the North Norfolk coastline or south towards the A47 and A11.



Detached



House



Modern



2 Bathrooms



1 Reception



4 Bedrooms



Tax Band C



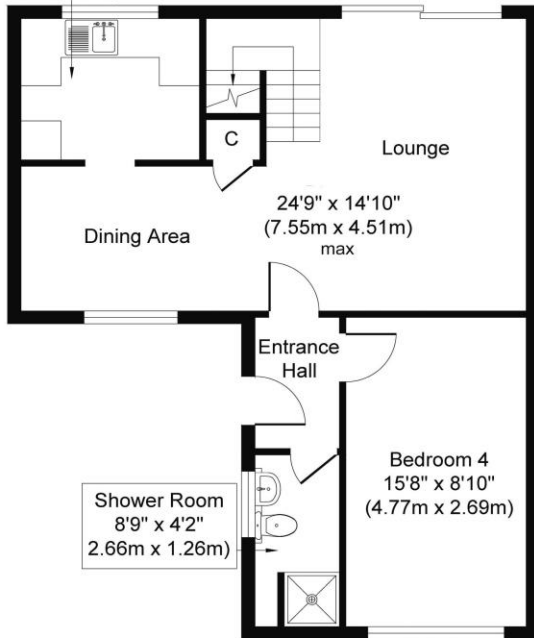
Off-Road
Parking



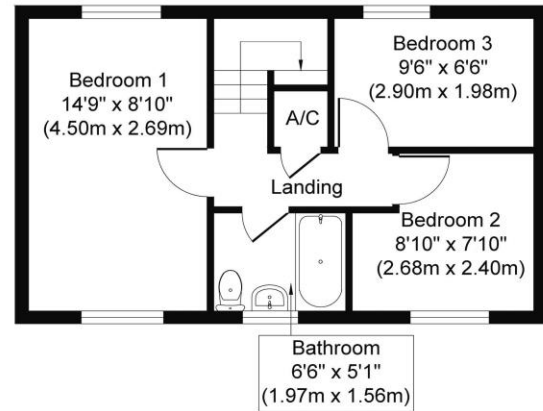
No
Garage



Kitchen
8'9" x 7'2"
(2.67m x 2.18m)



Ground Floor
Approximate Floor Area
579 sq. ft
(53.77 sq. m)



First Floor
Approximate Floor Area
366 sq. ft
(34.05 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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