

GUIDE PRICE

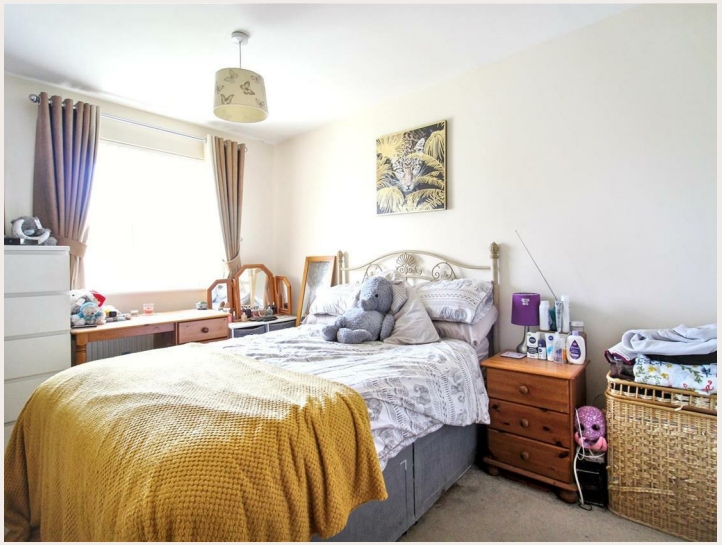
£250,000

Mountbatten Drive, Norwich, NR6 7PP

Arnolds | Keys







THE PROPERTY

71 Mountbatten Drive, Norwich, NR6 7PP

NO ONWARD CHAIN Situated within the popular suburb of Sprowston, this modern semi detached property offers the ideal family home.
Conveniently located just 3.5 miles north of Norwich, the property comprises an entrance hall leading to the spacious living room, kitchen/breakfast room with patio doors leading to the rear garden and a groundfloor cloakroom. To the first floor are three bedrooms, with the principal room featuring an ensuite and a family bathroom.
Externally the rear garden has been well maintained and is mainly laid to lawn with access to the garage at the rear and parking space.

Mountbatten Drive is a popular development with easy access and nearby public transport to the City of Norwich.

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THE DETAILS

Property Details

HALL ENTRANCE
Timber door to front entrance, carpet, radiator.

LOUNGE
Double glazed window to front entrance, carpet, radiator, electric fire, built in understairs cupboard, double doors into the dining room.

KITCHEN/DINER
Double glazed window and patio door to garden, fitted with a range of wall and base units with stainless steel sink and drainer, fitted electric oven with four ring gas hob and cooker hood over, space and plumbing for washing machine, vinyl flooring.

FIRST FLOOR LANDING
Carpet flooring, airing cupboard.

BEDROOM ONE
Double glazed window to rear garden, carpet, radiator, built in wardrobes and en suite.

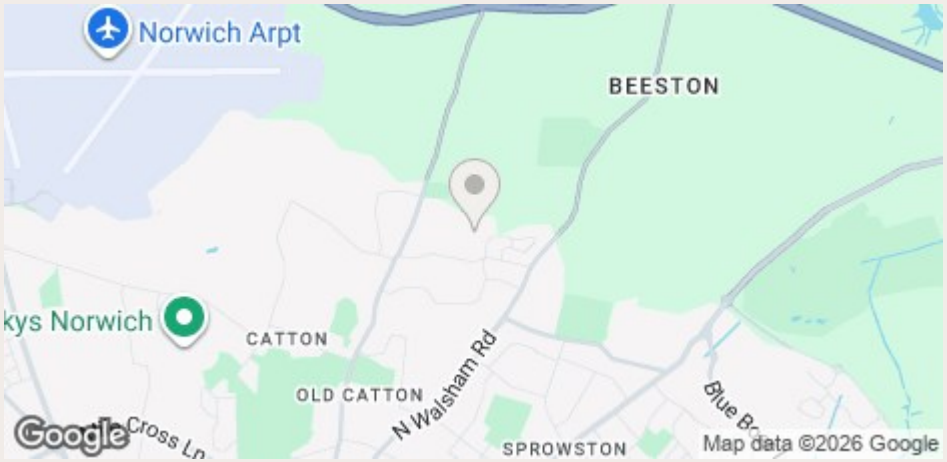
EN SUITE SHOWER ROOM
Fitted with a three piece suite comprsing shower cubicle, WC, wash hand basin, extractor fan, vinyl flooring.

BEDROOM TWO
Double glazed window to front aspect, carpet, radiator.

BEDROOM THREE
Double glazed window to rear aspect, carpet, radiator, built in wardrobe.

EXTERNAL
The enclosed rear garden is mainly laid to lawn with a patio seating area and access to the garage, which is located at the rear of the property alongside the off road parking space.

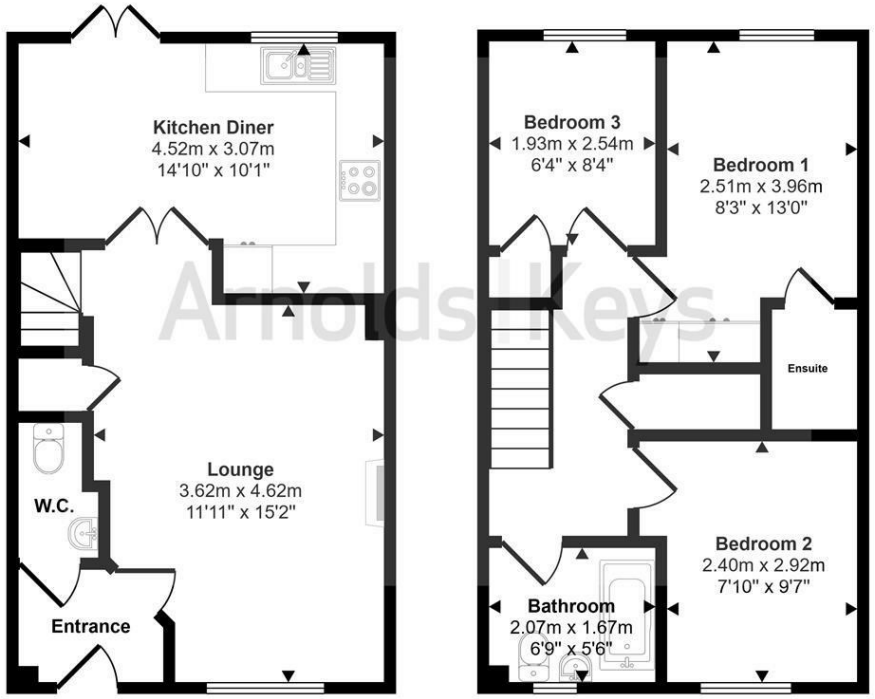
AGENTS NOTES
This property is Freehold.
Mains drainage, electricity, gas and water connected.
Yearly estate maintenance charge: £235.29 (1/6/26 - 30/06/27)



Location

Mountbatten Drive is situated within the popular suburb of Sprowston, just north of Norwich, offering convenient access to a good range of local amenities, shops, cafés and schools. Everyday shopping is well catered for, with Morrisons and Tesco nearby, while regular bus services and the Sprowston Park & Ride provide easy access into Norwich city centre. The area also benefits from a number of green spaces and recreational facilities, with Sprowston Recreation Ground and nearby Catton Park providing opportunities for walking and outdoor activities. Excellent road links, including the Northern Distributor Road, provide easy access to the surrounding area and wider Norfolk.

Approx Gross Internal Area
73 sq m / 784 sq ft



Ground Floor
Approx 36 sq m / 388 sq ft

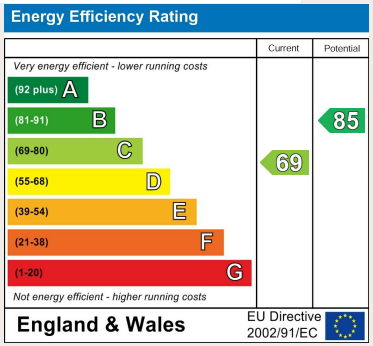
First Floor
Approx 37 sq m / 396 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick ?YB? to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250