



**Cordwainer Close, Sprowston, Norwich, NR7 8GT**

**welcome to**

**Cordwainer Close, Sprowston, Norwich**

A bright and modern two-bedroom first-floor apartment built in 2018, offering open-plan living, designated parking, and a prime location in Sprowston. Perfectly positioned for access to local amenities, the NDR, and Norwich City Centre.

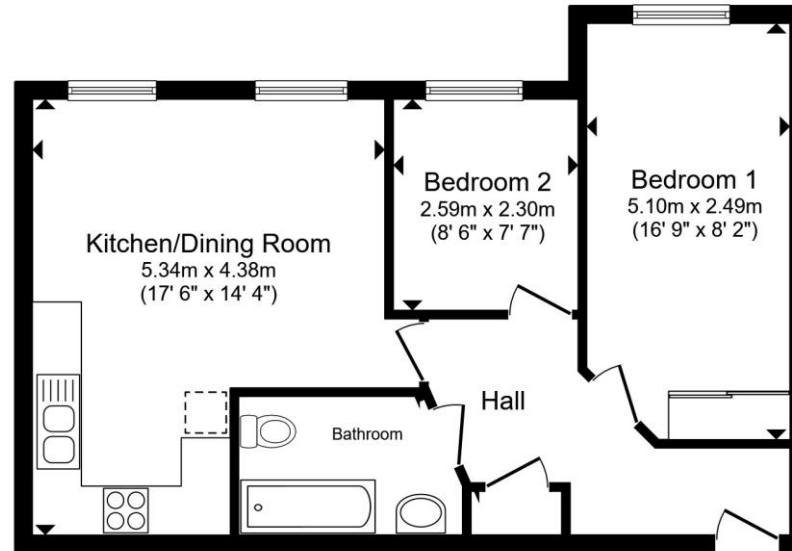


## Description

Ideally positioned for those seeking the perfect balance between suburban tranquillity and urban accessibility, this immaculately presented two-bedroom first-floor apartment in Sprowston offers a fantastic opportunity for modern living. Completed in 2018, the property is situated within a popular, well-maintained development featuring communal green spaces and designated parking.

Upon entering via a secure intercom-controlled entrance, the light-filled interior reveals a thoughtfully designed layout. The heart of the home is a spacious, open-plan living and dining area that flows seamlessly into a contemporary kitchen, perfect for entertaining. The accommodation further comprises two well-proportioned bedrooms with the master bedroom benefiting from convenient built-in storage—and a stylish, modern family bathroom.

The location is second to none; residents are within comfortable walking distance of a wealth of local amenities, including Tesco and Lidl, highly-regarded schooling, the Sprowston Manor Hotel and Golf Club, and essential services such as a pharmacy and petrol station. Commuters will appreciate the excellent access to the NDR, providing a fast route to Norwich Airport, the University of East Anglia, and the Norfolk and Norwich University Hospital. With a regular bus service into Norwich city centre located just four miles away.



Total floor area 51.8 m<sup>2</sup> (557 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## Cordwainer Close, Sprowston, Norwich

- Situated in the popular village of Sprowston, within walking distance of supermarkets, schooling, and leisure facilities.
- Spacious, light-filled living/dining area leading to a modern, well-equipped kitchen.
- Includes a spacious master bedroom with convenient built-in storage.
- Located minutes from the NDR with easy access to Norwich Airport and key city hubs.
- Includes 2 allocated parking spaces next to each other, within a well-maintained communal development.
- Built in 2018 with a bright, contemporary finish throughout.
- Regular bus services provide a direct, effortless commute into the heart of Norwich.

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1500.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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