



## 5 Tusting Close

Guide Price £290,000 - £310,000

Situated in a convenient and sought-after location, this spacious mid-terraced house offers well-presented accommodation, with new flooring throughout and is ideal for families, first-time buyers, or investors alike.

The property welcomes you with an entrance porch leading into a bright and airy living room with dining area, providing an excellent space for both relaxing and entertaining. Further on is an office space, leading to a modern ground floor bathroom that was fitted in October 2025, and benefits from a laundry cupboard for washing machine and separate tumble dryer. The fitted kitchen will be installed in July 2026 and includes integrated double American fridge freezer, pull out larder, and integrated dishwasher.

Upstairs, the property boasts three well-proportioned bedrooms, including a generous main bedroom benefiting from its own en-suite shower room that was fitted in 2023.

Externally, the home features an extended patio area, new fences on both sides, a low maintenance artificial grass garden, which is perfect for outdoor dining and family enjoyment, along with an outbuilding providing useful storage. To the front, a dropped curb allows for off-road parking to the front.

Early viewing is highly recommended to fully appreciate the space and versatility this fantastic home has to offer.



**NB: There is a shared right of way through the archway for Nos 3 and 5 to have access to the rear of their properties.**

### Services

Gas central heating. Mains electricity, water and drainage are connected to the property.

### Situation

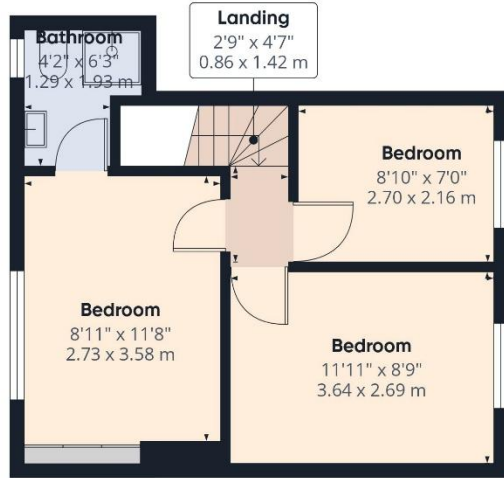
The property is ideally situated in a desirable area of Sprowston and only approximately 3 miles from the City centre of Norwich, which is good for commuting. Sprowston offers a range of convenient amenities close by and has a secondary school which is within walking distance, which makes it a good location for families. There is a Marks and Spencer food store around the corner and additional local shops such as Co-op and butchers nearby.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Reeptom office and the property reference is AR0296.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Floor 1



Floor 2



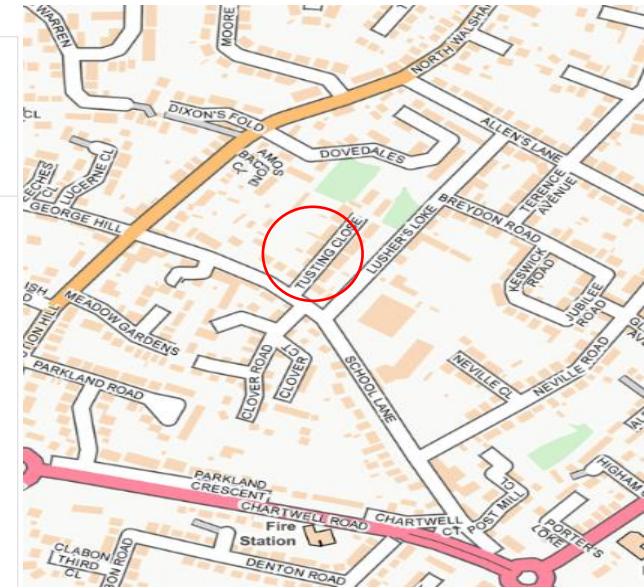
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Approximate total area<sup>(1)</sup>  
850 ft<sup>2</sup>  
79.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Energy Efficiency Rating**

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | <b>87</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>55</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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