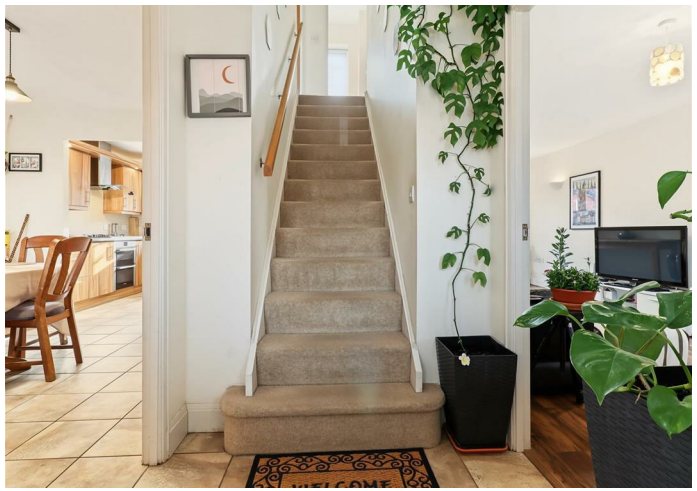






House - Semi-Detached (EPC Rating: C)

CHOPYNGS DOLE CLOSE SPROWSTON NORWICH NR7 8RD

Offers in excess of

£300,000

FEATURES

- Attractive Semi-detached Home
- Three Bedrooms
- Well-presented Sitting Room
- Separate Dining Room
- Modern Fitted Kitchen
- Separate Utility Room
- Convenient Ground-floor WC
- Private Rear Garden
- Garage and Allocated Parking
- Popular residential location

3 2 2 C

Ben Allman
Estate & Letting Agents

3 Bedroom Semi Detached located in Norwich

An attractive and beautifully presented three-bedroom semi-detached home, built by Norfolk Homes, offering spacious and versatile accommodation, contemporary fittings and a delightful rear garden, complemented by a garage and allocated parking.

Upon entering, you are welcomed by an entrance porch leading into a hallway, providing access to the ground-floor accommodation and stairs rising to the first floor. The generously proportioned sitting room offers an inviting space to relax and unwind, with ample room for furnishings and elegant double doors opening onto the rear garden. The separate dining room provides the perfect setting for both everyday dining and entertaining, flowing effortlessly into the well-appointed kitchen. Finished to a modern standard, the kitchen boasts an excellent range of fitted units, generous worktop space and integrated appliances. A separate utility room offers further convenience, with access to the garden and a useful ground-floor WC. The ground floor further benefits from underfloor heating throughout.

To the first floor, the spacious primary bedroom benefits from built-in storage and a private en-suite shower room. Bedroom two is another well-proportioned double, also featuring built-in storage, while bedroom three offers excellent flexibility as a child's bedroom, home office or dressing room. A contemporary family bathroom, fitted with a bath and overhead shower, wash basin and WC, completes the first-floor accommodation.

Outside, the rear garden provides a wonderful space for relaxation and entertaining, featuring paved patio areas ideal for outdoor dining and garden furniture, alongside a lawned area. To the front, the property further benefits from a garage and allocated parking.

An excellent opportunity to acquire a stylish and spacious Norfolk Homes-built property, ideally suited to modern family living, with well-balanced accommodation and plenty to enjoy both inside and out.

ENTRANCE PORCH

Upon approaching the property, you are welcomed into an entrance porch, providing a useful space to greet guests and remove outdoor footwear. This leads through into the entrance hallway, which offers access to the principal ground-floor rooms, with a staircase rising to the first floor. The hallway provides a welcoming introduction to the home, with a natural flow through to the main living accommodation.

SITTING ROOM

10'4" x 20'8"

A particularly spacious and beautifully proportioned reception room, offering ample space for a variety of lounge furnishings and creating a wonderfully inviting environment for relaxation. The room benefits from an attractive wood-effect flooring, complemented by neutral décor, creating a light and welcoming atmosphere. Double doors open directly onto the rear garden, providing an excellent connection between the indoor and outdoor living spaces and making this an ideal room for both everyday living and entertaining.

DINING ROOM

10'4" x 11'5"

The separate dining room offers a generous amount of space for a family dining table and chairs, making it perfectly suited to formal dining, family gatherings and hosting guests. The room enjoys a pleasant outlook and flows conveniently through to the kitchen, creating a practical and sociable arrangement that works particularly well for modern family life.

KITCHEN

8'8" x 9'1"

The well-appointed kitchen is finished to a modern standard and offers an excellent range of fitted wall and base units, providing plentiful storage alongside generous worktop space for food preparation. Integrated appliances are complemented by attractive tiled flooring and a practical layout, making the kitchen both stylish and functional. There is also convenient access through to the adjoining utility room.

UTILITY ROOM

The well-appointed kitchen is finished to a modern standard and offers an excellent range of fitted wall and base units, providing plentiful storage alongside generous worktop space for food preparation. Integrated appliances are complemented by attractive tiled flooring and a practical layout, making the kitchen both stylish and functional. There is also convenient access through to the adjoining utility room.

WC

A useful addition to the property, the downstairs cloakroom is fitted with a WC and wash basin, providing convenient facilities for both residents and visiting guests without the need to access the first floor.

PRIMARY BEDROOM

10'7" x 14'7"

The primary bedroom is a particularly spacious double room, offering ample space for a large bed and additional bedroom furnishings. Benefiting from a built-in storage cupboard, the room provides useful storage while maintaining a comfortable and uncluttered feel. A further highlight is the private en-suite shower room, adding an element of convenience and privacy to the principal bedroom.

EN-SUITE SHOWER ROOM

The private en-suite is fitted with a contemporary suite comprising a walk-in shower, wash basin and WC. Conveniently accessed directly from the primary bedroom, it provides practical additional facilities and completes the principal bedroom accommodation beautifully.

BEDROOM TWO

10'4" x 10'2"

Another generously proportioned double bedroom, offering plenty of room for a double bed, wardrobes and additional bedroom furniture. The room also benefits from a built-in storage cupboard, providing useful additional storage and making it an excellent option for a guest bedroom or further family accommodation.

BEDROOM THREE

10'4" x 6'10"

The third bedroom is a versatile space which can be adapted to suit a variety of requirements. Featuring a built-in wardrobe, the room is ideal as a child's bedroom but would equally lend itself to use as a home office, dressing room or occasional guest bedroom, offering flexibility to accommodate changing family needs.







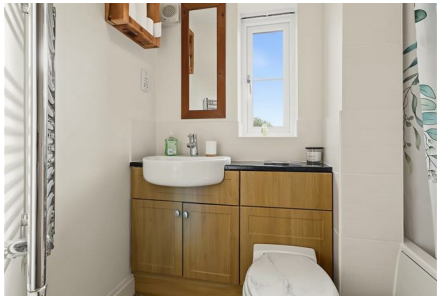












BATHROOM

The family bathroom is a well-sized and modern space, fitted with a bath and overhead shower, wash basin and WC. Providing a practical and comfortable setting for everyday use, the bathroom serves the additional bedrooms and completes the first-floor accommodation.

REAR GARDEN

The rear garden offers a lovely outdoor space, providing an excellent balance of patio and lawned areas. The paved sections create ideal spaces for garden furniture, outdoor dining and entertaining during the warmer months, while the lawn provides additional space for children, pets or simply enjoying the outdoors. With direct access from the sitting room and utility room, the garden is both practical and enjoyable, making it a lovely extension of the home's living accommodation.

GARAGE & PARKING

To the front, the property enjoys an attractive brick frontage with a welcoming entrance and an appealing approach. Further benefits include a garage, offering useful storage or secure vehicle accommodation, together with allocated parking, providing valuable off-road parking facilities.

LOCATION

Situated in the popular residential area of Sprowston, the property benefits from a convenient location close to a range of local shops, supermarkets, schools and everyday amenities. Norwich city centre is easily accessible, offering an excellent selection of shopping, restaurants and leisure facilities. The area also benefits from convenient road links via the Northern Distributor Road, providing access to the wider Norfolk area.



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.
Made with Metropix ©2026

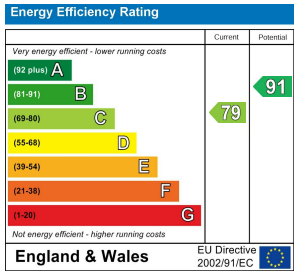
Call us on

01603 555577

enquiries@baela.co.uk
https://www.baela.co.uk

Council Tax Band

C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

Ben Allman
Estate & Letting Agents