



Mallard Way, Sprowston - NR7 8DN

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HYBRID ESTATE AGENTS



Mallard Way

Sproston, Norwich

MOTIVATED VENDOR. MODERN and IMMACULATE DETACHED FAMILY HOME offering approximately 1,117 sq. ft (stms) of versatile accommodation, thoughtfully designed for contemporary living. Step inside to discover a 20' KITCHEN/DINING ROOM, beautifully appointed with integrated appliances, ample work surfaces, and seamless access to a separate utility room for added convenience. The 13' SITTING ROOM provides a welcoming retreat for relaxation, while the dedicated 10' STUDY is ideal for working from home or as a playroom. The ground floor also features a practical W.C, enhancing every-day functionality. Upstairs, FOUR BEDROOMS provide comfortable accommodation for families or guests, including the PRINCIPAL BEDROOM with EN SUITE facilities and a well-fitted FAMILY BATHROOM. Throughout, the home is finished to a high standard, with neutral décor and quality flooring, creating a move-in-ready environment. Generous built-in storage solutions and flexible living spaces ensure this property meets the demands of modern family life.



A WELL MAINTAINED and LANDSCAPED GARDEN provides the perfect backdrop for entertaining and relaxation. The rear garden is fully enclosed by timber panel fencing, ensuring privacy and security, while an EXTENDED PATIO SEATING AREA is ideal for al fresco dining or summer gatherings. Gated access leads to the front of the property, while a brick-weave tandem driveway provides PARKING FOR SEVERAL VEHICLES. The adjacent GARAGE features an up and over door and additional storage above.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Motivated Vendor!
- Modern & Immaculate Detached Family Home
- Approx. 1117 Sq. ft (stms) of Accommodation
- 20' Kitchen/Dining Room with Integrated Appliances & Separate Utility Room
- 13' Sitting Room & 10' Study
- Four Bedrooms
- Ground Floor W.C, En Suite to Principal Bedroom & Family Bathroom
- Well Maintained & Landscaped Garden with Patio & Adjacent Garage



You will find Sprowston to the north of the City of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pubs. Excellent public transport leads in and out of Norwich, along with a park and ride, and regular bus routes close by.

SETTING THE SCENE

With a low maintenance shingle frontage, hedging screens the property from the road, with gated access leading to the rear garden and a paved footpath to the front door.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect tiled flooring with stairs rising to the first floor landing and doors leading off to the ground floor reception and kitchen accommodation. On the right hand side, the ground floor study can be found offering attractive decor with continued wood effect tile flooring underfoot. Sitting opposite the formal sitting room can be found with a feature fireplace creating a focal point to the room, fitted carpet underfoot and a front facing window. The kitchen/dining room stretches across the rear of the property continuing with wood effect tiled flooring underfoot and a fitted range of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven with tiled splash-backs and extractor fan. Integrated appliances include a fridge freezer and dishwasher. Ample space is provided for a dining table, with a rear facing window and French doors taking you to the rear garden. The utility room leads off, housing further storage and integrated washing machine, with a cupboard housing the wall mounted gas fired central heating boiler and door to the ground floor W.C - finished with a white two piece suite and tiled splash-backs.

Heading upstairs, the carpeted landing includes a loft access hatch and built-in airing cupboard, with doors taking you to the four bedrooms - all of which finished with fitted carpet and uPVC double glazing. The main bedroom enjoys a private ensuite shower room with a white three piece suite including a walk-in shower cubicle with twin head thermostatically controlled rainfall shower with tiled splash-backs, wood effect flooring and heated towel rail. Completing the property is the family bathroom which offers a spacious room with a white three piece suite including a panelled bath with thermostatically controlled shower and glazed shower screen, with tiled splash-backs and heated towel rail.

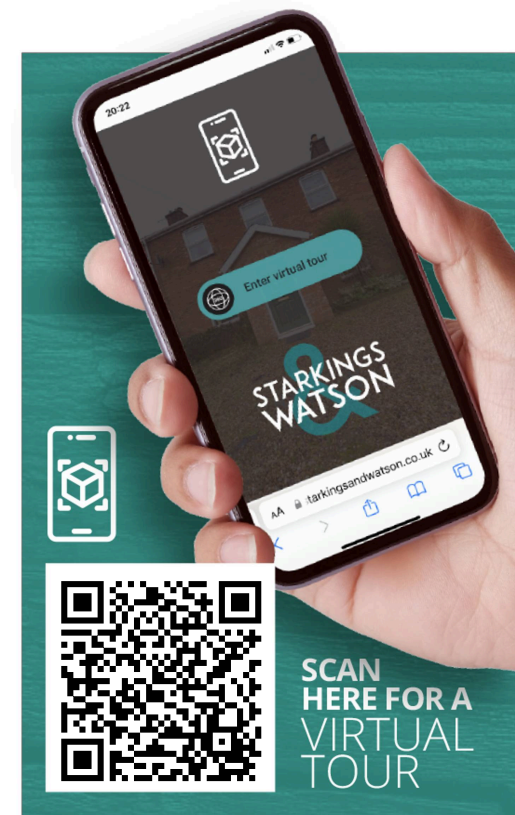
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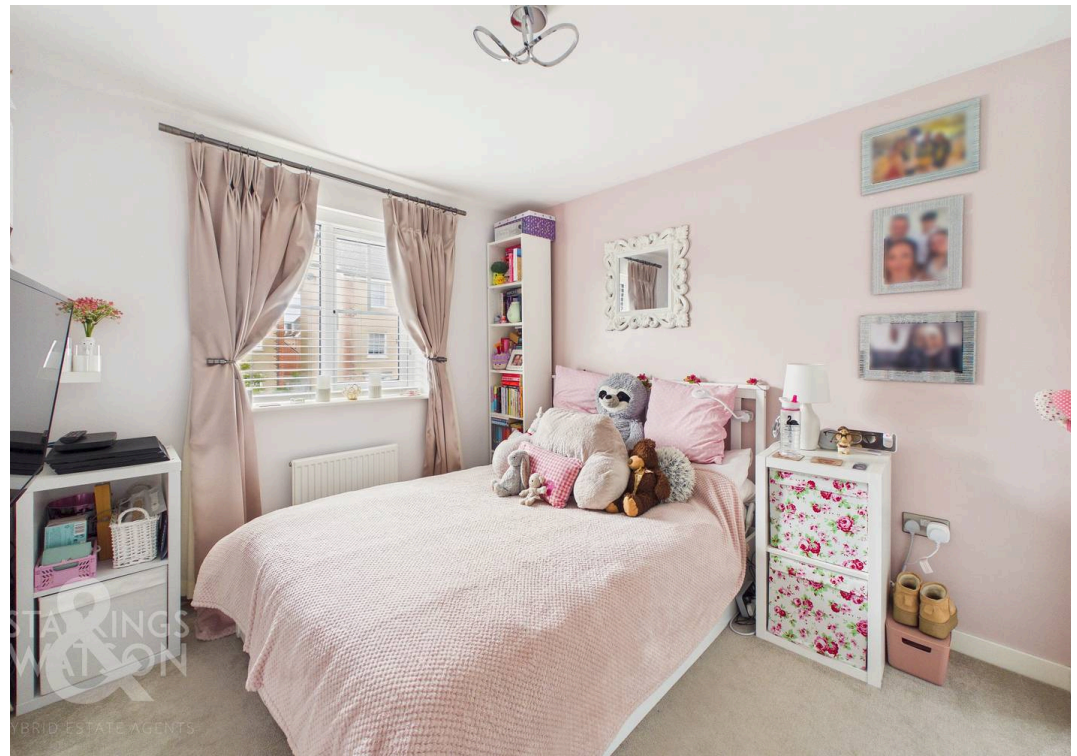
Postcode : NR7 8DN

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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



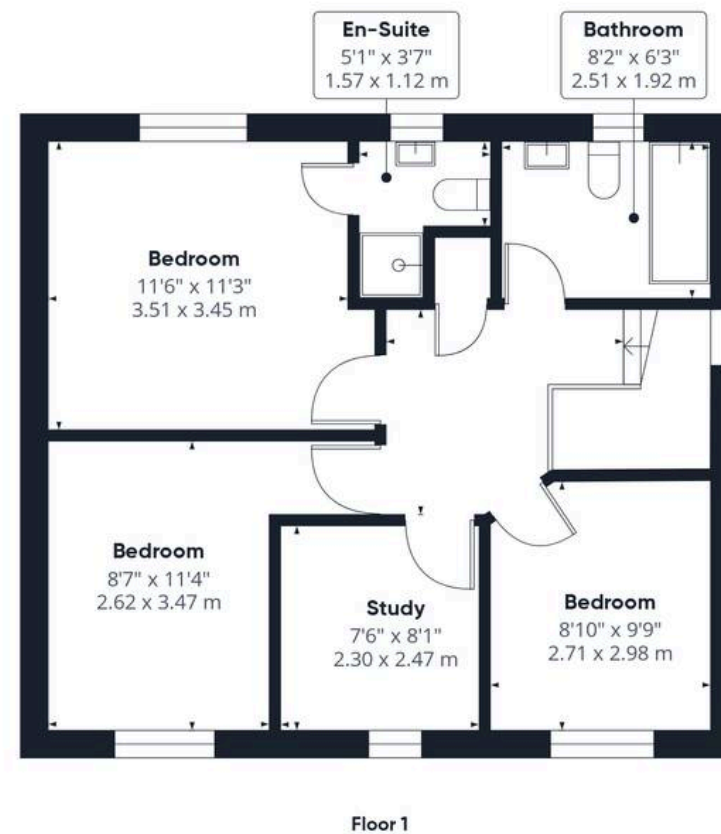
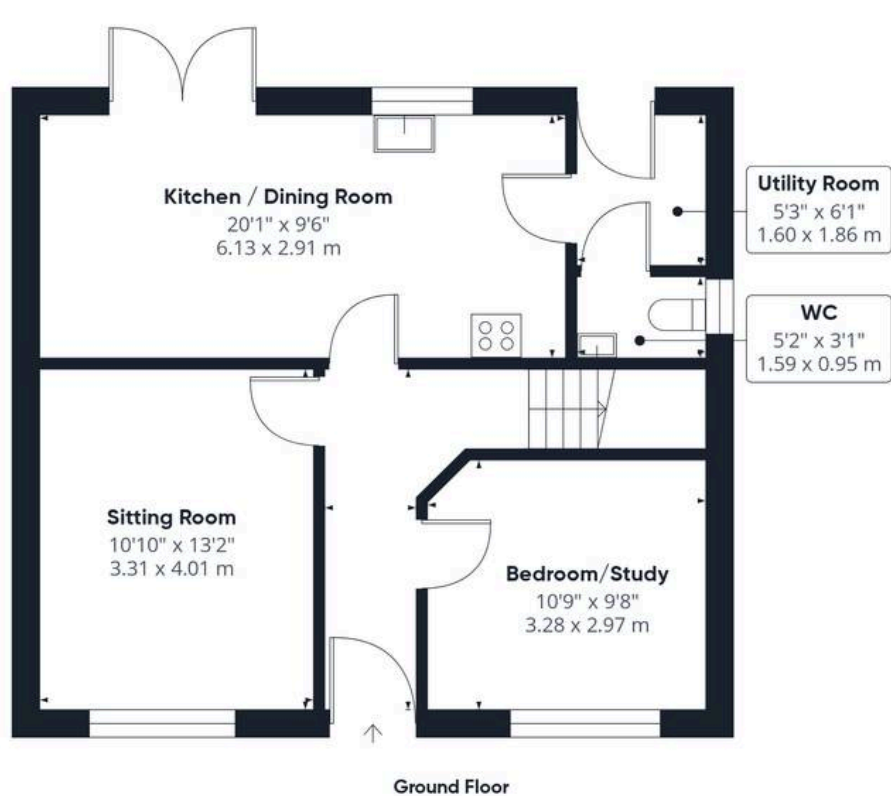




THE GREAT OUTDOORS

Heading outside, the rear garden is fully enclosed with timber panel fencing whilst offering an extended patio seating area. An adjacent lawn garden includes a range of mature shrubbery and hedging - offering privacy to the garden with gated access leading to the front of the property. An outside water supply, external power sockets and lighting is installed, with space for a storage shed and gate to the driveway and garage. The brick-weave tandem driveway offers parking for several vehicles, with access to the garage which offers an up and over door to front and storage above.





Approximate total area⁽¹⁾
1117 ft²
103.8 m²

(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





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Disclaimer: Whilst every care has been taken to prepare these sales 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.