



Shelduck Way, Sprowston, Norwich

Offers In Excess Of £450,000 Freehold

Energy Efficiency Rating : B

- ✓ No Chain
- ✓ Three Storey Detached Home
- ✓ Situated Opposite Woodland
- ✓ Family Sized Accommodation
- ✓ Open Plan Kitchen/Breakfast Room
- ✓ Sitting & Separate Dining Room
- ✓ Five Double Bedrooms
- ✓ Two En Suite, Bathroom & Cloakroom

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





Sold with NO CHAIN, TUCKED AWAY to the end of this SOUGHT-AFTER DEVELOPMENT in Sprowston, this 2017 BUILT HOME is still presented in SHOW HOME CONDITION! The property enjoys a NON-OVERLOOKED ASPECT to front, as it is situated OPPOSITE WOODLAND. Stepping inside, the accommodation comprises an entrance hall leading on to the SITTING ROOM, dining room, KITCHEN/BREAKFAST ROOM with GRANITE WORK SURFACES, cloakroom and UTILITY ROOM. On the first floor you find FOUR DOUBLE BEDROOMS of which one is EN-SUITE, along with the FAMILY BATHROOM. The top floor is laid out with as the MAIN DOUBLE BEDROOM which is FLOODED WITH NATURAL LIGHT through the velux windows facing to front and rear, along with the open plan DRESSING AREA and space for bedroom furniture, with a door leading to the EN SUITE. The rear garden is LOW MAINTENANCE and features artificial lawn, DECKING and a footpath leading to the DOUBLE GARAGE, with parking for at least FOUR VEHICLES to front.

LOCATION

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

DIRECTIONS

You may wish to use your Sat-Nav (NR7 8FR), but to help you...Leaving Norwich via Sprowston Road, head straight over at the 'Brickmakers' roundabout onto Wroxham Road and follow until you reach a roundabout, taking the second exit and then the third exit at the following roundabout. Proceed along Atlantic Avenue, until you reach a roundabout, taking the second turning onto Mallard Way, then right onto Egyptian Goose Road. Turn right onto Bittern Avenue, where you will turn left onto Avocet Rise, following the road until you turn onto Shelduck Way and the property can be found tucked away at the end of the development on the left hand side.

AGENTS NOTE

RMG are in charge of communal site maintenance and bill 6 monthly. The period up to March 2022 was charged at £43.32.

Approached via a hard standing footpath leading to the main property with woodland opposite, there is also adjacent parking for multiple vehicles vehicles.

Composite entrance door to:

ENTRANCE HALL

Vinyl flooring, radiator, telephone point, thermostat heating control, electric fuse box, smooth ceiling, doors to:



DINING ROOM

10' 8" x 9' 3" (3.25m x 2.82m) Vinyl flooring, radiator, uPVC double glazed window to front, smooth ceiling.

SITTING ROOM

14' 8" x 10' 8" (4.47m x 3.25m) Electric flame effect fire set within decorative surround and hearth, Vinyl flooring, radiator, uPVC double glazed French doors to rear, television point, smooth ceiling.

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, Vinyl flooring, radiator, smooth ceiling with extractor fan.

KITCHEN/BREAKFAST ROOM

24' 3" x 11' 2" Max (7.39m x 3.4m) Fitted range of wall and base level units with granite work surfaces, inset sink and recessed drainer with mixer tap, inset electric hob, built in electric oven, granite splash back and extractor fan over, integrated fridge freezer, integrated dishwasher, under cupboard lighting, built in breakfast bar with space for four stools, Vinyl flooring, radiator, uPVC double glazed windows to front and rear, smooth ceiling with recessed spotlighting, door to:

UTILITY ROOM

5' 7" x 5' 1" (1.7m x 1.55m) Fitted range of base level units with complimentary rolled edge work surfaces, space for washing machine and tumble dryer, Vinyl flooring, cupboard housing the wall mounted gas fired central heating boiler, door to rear, smooth ceiling with recessed spotlighting.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet and Vinyl flooring, smooth ceiling, doors to:

DOUBLE BEDROOM

13' 9" x 8' 8" (4.19m x 2.64m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

10' 2" x 9' 6" (3.1m x 2.9m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs, Vinyl flooring, heated towel rail, uPVC obscure double glazed window to front, smooth ceiling with extractor fan.

DOUBLE BEDROOM

10' 9" x 10' 2" (3.28m x 3.1m) Vinyl flooring, radiator, uPVC double glazed window to front, smooth ceiling.

DOUBLE BEDROOM

13' 1" x 11' 1" (3.99m x 3.38m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling, door to:







EN SUITE SHOWER ROOM

Three piece suite comprising low level W.C, double shower cubicle with electric shower, tiled splash backs, Vinyl flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with extractor fan.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, smooth ceiling, door to:

DOUBLE BEDROOM

27' 3" x 15' 3" Max (Some Restricted Height) (8.31m x 4.65m) Fitted carpet, radiator x2, uPVC double glazed window to front, velux window to rear x2, smooth ceiling, door to:

EN SUITE BATHROOM

Four piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap, shower cubicle with thermostatically controlled shower, tiled splash backs, Vinyl flooring, heated towel rail, velux window to rear, extractor fan, smooth ceiling.

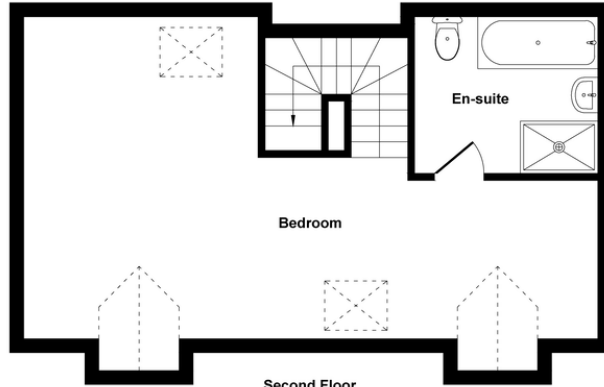
OUTSIDE

Stepping into the low maintenance rear garden, there is an area of artificial lawn and decking for entertaining with space for a bar. There is a hard standing footpath leading to the double garage, outside tap and gated access to the parking.

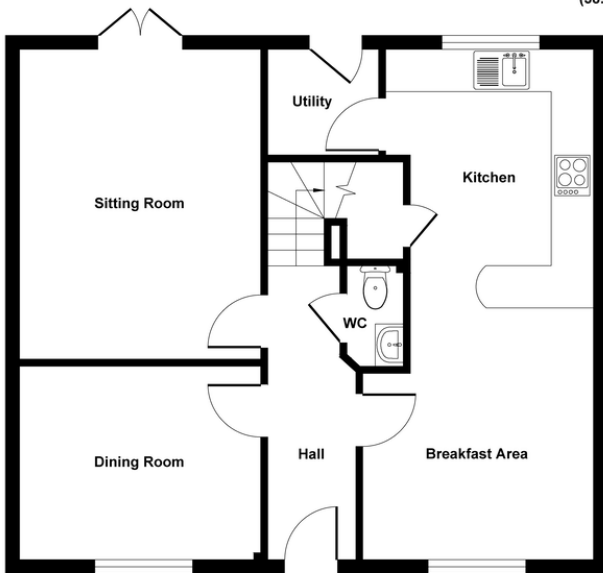
DOUBLE GARAGE

18' 1" x 17' 1" Max (5.51m x 5.21m) Up and over door to front x2, storage above, power and lighting, door to side.

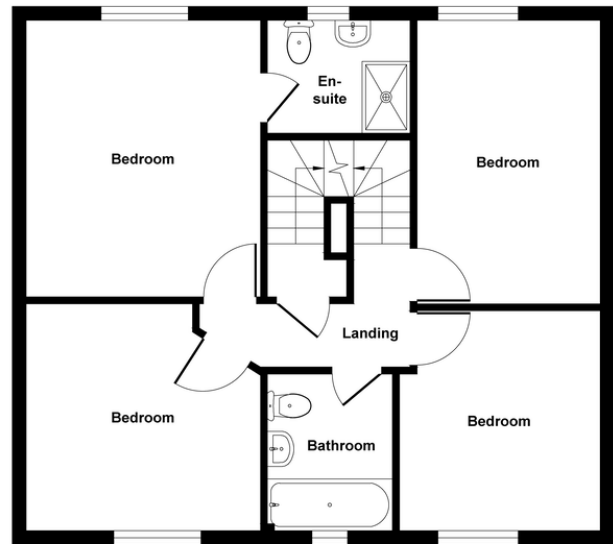




Second Floor
Approximate Floor Area
418 sq. ft
(38.83 sq. m)



Ground Floor
Approximate Floor Area
656 sq. ft
(60.94 sq. m)



First Floor
Approximate Floor Area
656 sq. ft
(60.94 sq. m)

Approx. Gross Internal Floor Area 1730 sq. ft / 160.71 sq. m



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

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