



Church View Close, Sprowston, Norwich

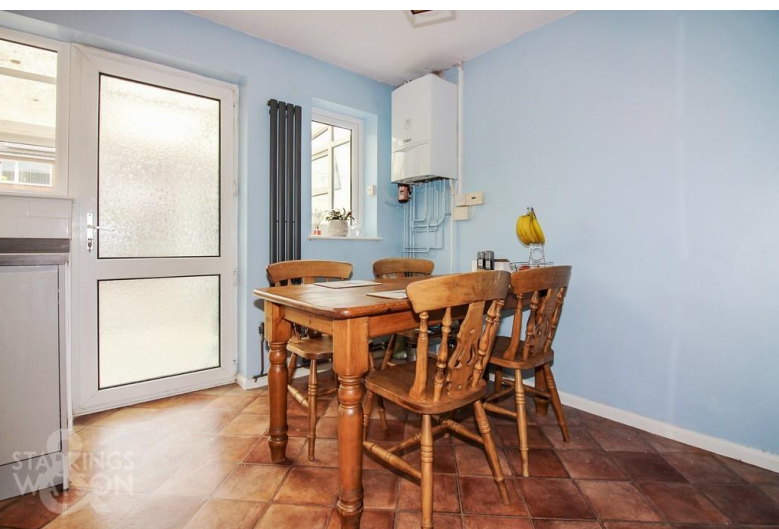
Guide Price £260,000 - £270,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Semi-Detached Home
- ✓ Cul-De-Sac Location
- ✓ Newly Fitted Kitchen
- ✓ Sitting Room & Conservatory
- ✓ Three Bedrooms
- ✓ Garage & Driveway
- ✓ Low Maintenance Garden
- ✓ Garage & Off Road Location

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





TUCKED AWAY in a PRIVATE CUL-DE-SAC you will find this MUCH LOVED HOME, which is PERFECT for FIRST TIME BUYERS or INVESTORS! Once inside you will find an ENTRANCE PORCH perfect for storing coats and shoes, a SPACIOUS 15' SITTING ROOM with FEATURE GAS FIRE and STORAGE, NEWLY FITTED KITCHEN with ample room for DINING TABLE, and a GARDEN ROOM which completes the ground floor. Upstairs comprise THREE BEDROOMS along with FAMILY BATHROOM and AIRING CUPBOARD. OUTSIDE the property boasts an enclosed LOW MAINTENANCE REAR GARDEN with PATIO and GRAVEL areas perfect for entertaining. OFF ROAD PARKING can be found in the SINGLE GARAGE which sits in the middle of the row of THREE.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR7 8QA), but to help you... Leave Norwich via the Plumstead Road, turning left at the roundabout onto Heartsease Lane. Follow along, continuing straight over the two sets of traffic lights, passing the M&S Store and Garage on your left. Turn right at the roundabout onto Wroxham Road. Take the fourth left onto Cozens Hardy Road and follow until the end

where you will turn right onto Baker Lane. Take the next right onto Church View Close, where the property can be found at the end of the next right at the bottom of the road on the left hand side.

The property is approached via a private footpath through a gravel fronted garden.

uPVC double glazed entrance door to:

ENTRANCE PORCH

Fitted carpet, uPVC obscure double glazed window to front, smooth ceiling, door to:

SITTING ROOM

15' x 13' 9" (4.57m x 4.19m) Gas flame effect fire set within decorative surround and hearth, fitted carpet, radiator, uPVC double glazed window to front, television and telephone points, stairs to first floor landing, smooth coved ceiling, door to:

KITCHEN

15' x 10' 4" Max (4.57m x 3.15m) Fitted range of wall and base level units with square edged work surfaces and inset sink and drainer unit with mixer tap, matching up-stands, inset electric hob with glass splash back and extractor fan over, built-in eye level electric double oven, integrated dishwasher, space for fridge, space for washing machine, space for dining table, vinyl flooring, uPVC double glazed window to rear, wall mounted gas fired central heating boiler, built-in storage cupboard, smooth ceiling, door to:

GARDEN ROOM

14' x 8' (4.27m x 2.44m) Vinyl flooring, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed sliding patio door to rear.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in storage cupboard, coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

12' 11" x 7' 4" (3.94m x 2.24m) Wood effect flooring, radiator, uPVC double glazed window to rear, built-in double wardrobe, coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin with storage cupboard under, panelled bath with mixer shower tap, tiled walls, wall mounted vanity mirror, vinyl flooring, vertical radiator, uPVC obscure double glazed window to side, coved ceiling.

DOUBLE BEDROOM

10' 3" x 8' 6" Max (3.12m x 2.59m) Wood effect flooring, radiator, uPVC double glazed window to front, coved ceiling.

BEDROOM

10' 11" x 6' 3" (3.33m x 1.91m) Wood effect flooring, radiator, uPVC double glazed window to front, coved ceiling.

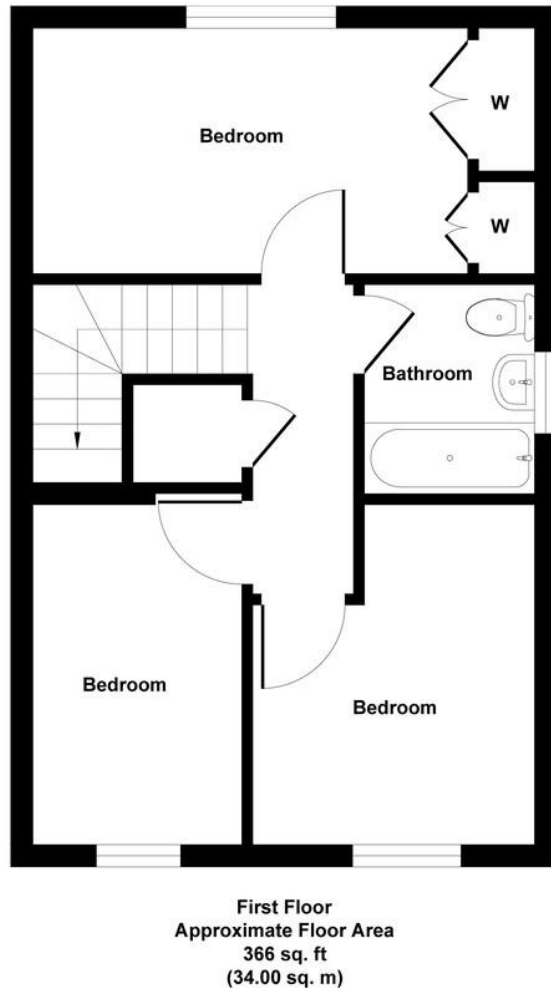
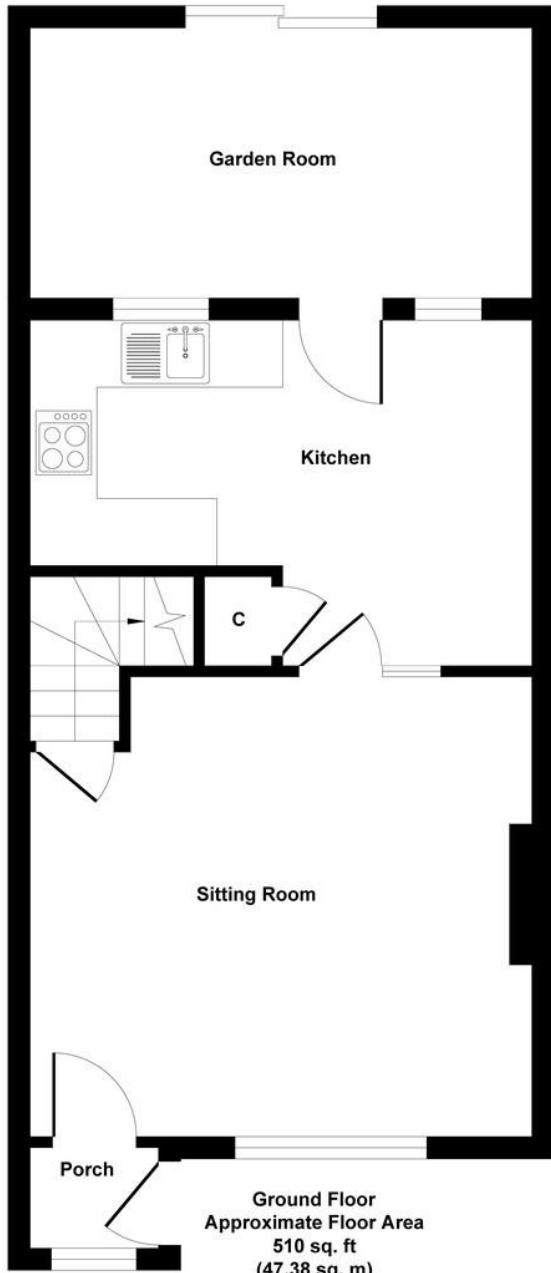
OUTSIDE

Leading from the garden room you will find enclosed rear garden with timber fence panels and shed providing useful storage. The outside space has been designed with low maintenance in mind with a mixture of gravel and patios areas, whilst gated access to the front of the property can also be found.

GARAGE

The garage is located in the middle of the row of three with parking for one vehicle in front. Up and over door to front.





Approx. Gross Internal Floor Area 876 sq. ft / 81.38 sq. m (Including Garden Room)

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