

YEW COURT

Sprowston, Norwich NR7 8LQ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS WATSON

- Semi-Detached Home in NR7
- Tucked Away in Cul-De-Sac
- Open Plan Kitchen/Dining Room
- Separate Sitting Room
- Three Bedrooms
- Utility Area, W.C & Bathroom
- Off Road Parking & Garage
- Private Garden to Rear

IN SUMMARY

MOTIVATED VENDORS! Tucked away in NR7, this SEMI-DETACHED HOME is in close proximity to the SUPERSTORE in SPROWSTON, the NDR and NORWICH CITY ITSELF. The accommodation is suited to MODERN LIVING with a SITTING ROOM accessed off the ENTRANCE PORCH which in turn leads to the OPEN PLAN KITCHEN/DINING ROOM with UTILITY AREA and ground floor cloakroom. Upstairs THREE BEDROOMS and the FAMILY BATHROOM lead from the landing. To front there is PARKING with the GARAGE positioned adjacent to the property, and to rear there are PRIVATE GARDENS which have been LANDSCAPED.

SETTING THE SCENE

Tucked away at the end of the cul-de-sac, this home features a hard standing driveway and a shingle area which can be used for additional parking or as a place for potted plants. Access is provided to the front door and alongside the property to the garage.

THE GRAND TOUR

Once inside there is a fitted carpet underfoot with a built-in double storage cupboard, an obscure double-glazed window to side, and door in to the sitting room which has windows to front and side with ample space for soft furnishings. Continuing through, there is an inner hall with the stairs leading to the first floor and an opening into the open plan kitchen/dining room which also has a snug seating area. The fitted kitchen has cabinets at wall and base level with an inset sink and mixer tap with matching up-stands. A space has been created for an 'American' style fridge/freezer, dishwasher, washing machine and a table with chairs. There are windows to side and rear in this room ensuring the room is flooded with light with a door to the utility area. In this room, you find a wall mounted gas fired 'Worcester' boiler and access to the ground floor cloakroom with a wall mounted hand wash basin and a low-level W.C. Upstairs, the landing is finished with a fitted carpet and has a loft access hatch. There are two double bedrooms and one single which could also be used as a home office or walk-in wardrobe. Finally, the family bathroom has a three-piece suite which includes a bath with shower over, hand wash basin and W.C.

THE GREAT OUTDOORS

Stepping outside of the kitchen doors, there is an area of patio which extends across the rear garden and opens to an area of lawn. There is timber panel fencing and high level hedging at the boundary, as well as one wall of the garage which could be decorated to create a backdrop when entertaining.



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



OUT & ABOUT

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.

FIND US

Postcode : NR7 8LQ

What3Words : ///double.rocks.crust

VIRTUAL TOUR

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

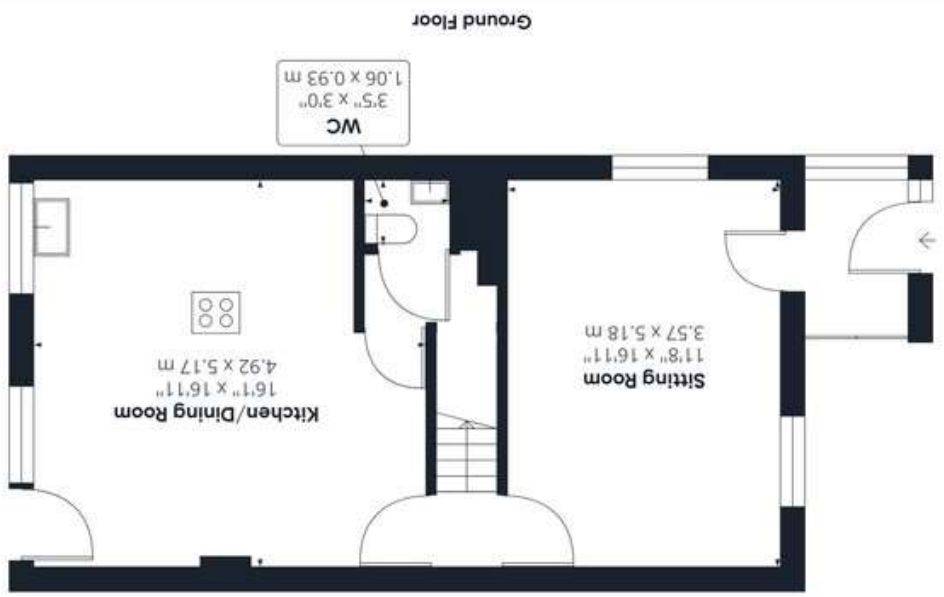
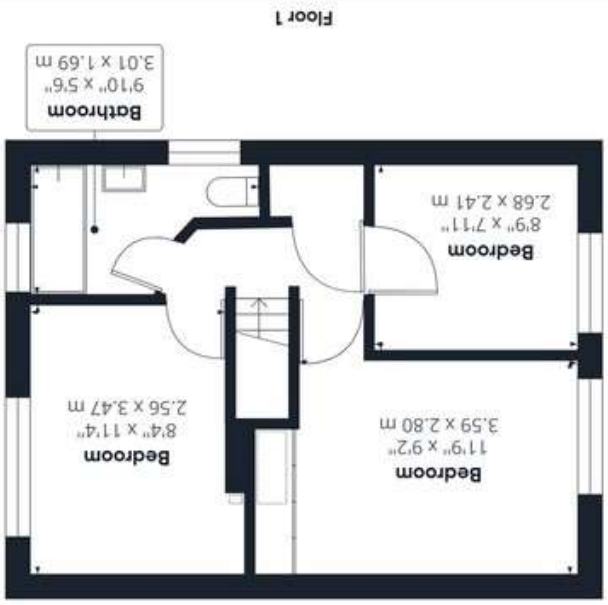
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Price:



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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

909.90 ft²
84.53 m²