



## 37 Hornbeam Close, Norwich - NR7 8LN

£260,000 Freehold

Welcome to this inviting three-bedroom property featuring a practical porch, spacious living room, dedicated dining room and a bright, functional kitchen. The upper floor offers three thoughtfully designed bedrooms, providing versatility for large or growing families. Outside, a great-sized garden plot with a lawn and patio offers the ideal space for shed arrangements and recreational activities while ample off-road parking at the front ensures convenient access for residents and guests alike. This home seamlessly blends practicality and comfort for a delightful living experience.

**Minors & Brady**  
Estate Agents, Lettings and Property Management

Council Tax band: C

Tenure: Freehold

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### LOCATION

Nestled in the highly sought-after location of Hornbeam Close, Sprowston, with the postcode NR7, this property enjoys an ideal setting for modern living. The convenience of easy access onto the NDR (Northern Distributor Road) and proximity to the city make commuting a breeze. Families will appreciate the great catchment for children, ensuring access to quality education. The vibrant



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## THE PROPERTY

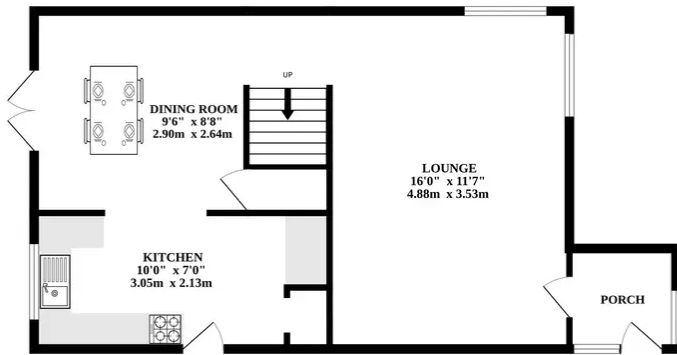
Step into this inviting three-bedroom property through a practical porch, an ideal space for housing coats and shoes to keep the main living areas tidy. The living room welcomes you with ample space for your chosen furniture arrangements, providing the perfect setting to unwind. Moving seamlessly into the dedicated dining room, you'll find an ideal space for everyday meals and gatherings. The kitchen, a bright and functional space, awaits your cooking needs. With ample room for appliances and a convenient single door leading to the rear, this kitchen is designed for both efficiency and practicality.

Ascending to the upper floor of this delightful property, you'll discover three good-sized bedrooms, each thoughtfully designed to cater to your evolving needs. Whether you have a large or growing family, these bedrooms offer versatility and comfort. The upper floor also features a bathroom with a separate WC, ensuring convenience for all your household needs.

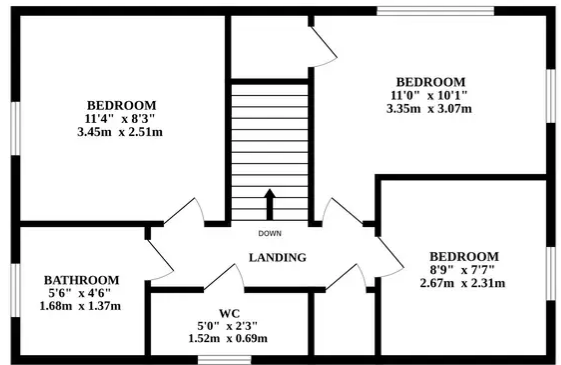
Discover the rear of the property, where a great-sized garden plot unfolds with a lawn and inviting patio, an ideal space for shed arrangements and recreational activities. Enclosed with fencing and surrounded by mature shrubs, this outdoor haven is perfect for families with children and furry friends. To the front of the property, ample off-road parking ensures convenient access for residents and guests alike.



GROUND FLOOR



1ST FLOOR



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.  
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