

# EGYPTIAN GOOSE ROAD

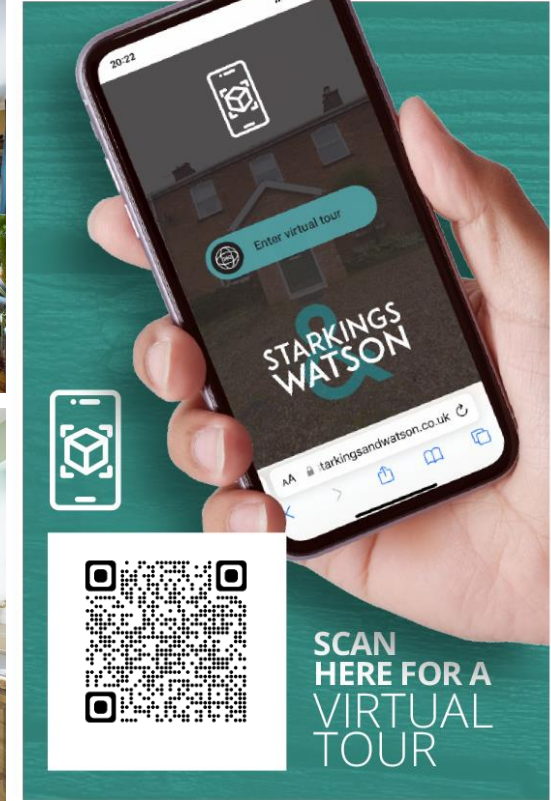
## Sprowston, Norwich NR7 8FN

Freehold | Energy Efficiency Rating : B

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

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# STARKINGS & WATSON

- Immaculate Hopkins Built Home
- Semi-Detached Home with Generous Plot
- Hall Entrance with W.C
- Modern Fitted Kitchen
- Sitting/Dining Room with Storage
- Three Bedrooms
- Landscaped Gardens
- Twin Parking Spaces

#### IN SUMMARY

This IMMACULATE HOPKINS BUILT semi-detached home offers a FULLY LANDSCAPED GARDEN, two parking spaces and EASY ACCESS to both NORWICH and the NDR Broadland Northway. With a WELL DRESSED interior, the property has had various modifications including a BUILT-IN UNDER-STAIRS CUPBOARD and built-in WARDROBES to the main bedroom. Finished with double glazing and gas fired central heating, the accommodation comprises a hall entrance, large W.C allowing for cloaks storage space, EYE CATCHING FITTED KITCHEN with CONTRASTING TILING, and open plan sitting/dining room to the ground floor. Upstairs, THREE BEDROOMS lead off the landing along with the FAMILY BATHROOM including a SHOWER over the bath. Outside, the REAR GARDEN has been landscaped to include a raised sleeper border with a PATIO and central lawn.

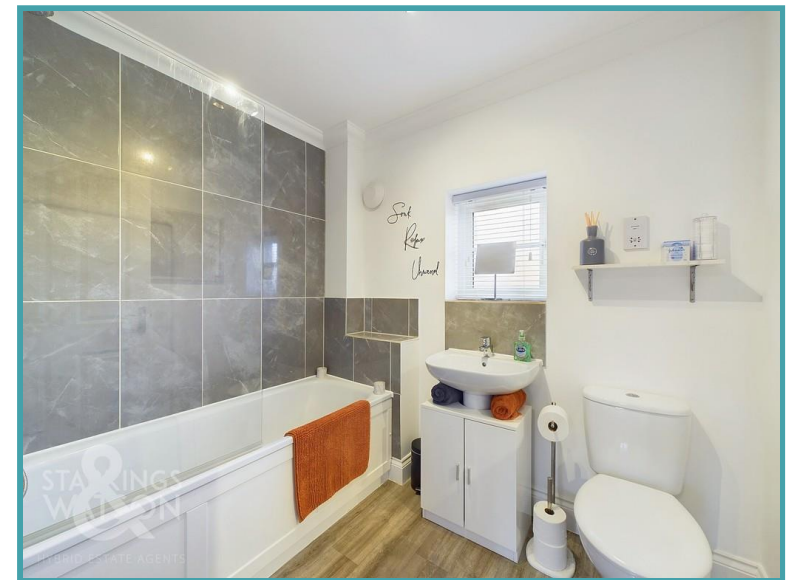
#### SETTING THE SCENE

From the road a grass frontage leads across the front and side, with a low level timber picket fence enclosing the frontage, whilst a pathway leads to the

front door. The parking can be found to the side of the property, with gated access to the garden.

#### THE GRAND TOUR

Heading inside, the hall entrance is finished with wood effect flooring, alarm control panel and stairs leading to the first floor. Doors lead off to the kitchen with a contemporary range of wall and base level units with rolled edge work surfaces and contrasting tiled splash backs. The gas hob and electric double oven are built-in, with tiled flooring and space for white goods including a fridge/freezer, washing machine and dishwasher. With a window to front for natural light, the gas fired central heating boiler is concealed to one corner. Opposite is the W.C, a spacious room with a two piece white suite, tiled splash backs, wood effect flooring and ample space for coat and shoe storage. The sitting/dining room forms the rest of the ground floor in an open plan layout. Finished with fitted carpet, dual aspect windows face to side and rear, with a door to the garden. Useful storage can be found under the stairs. Heading upstairs, the three bedrooms lead off the landing, along with an airing cupboard. The main bedroom includes a built-in mirrored wardrobe. The family bathroom completes the property with tiled splash backs, a heated towel rail and shower over the bath.



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### THE GREAT OUTDOORS

Heading outside, the garden is fully landscaped to include an area of grass, and a raised patio with a feature shingled planting area. Enclosed with timber panelled fencing, the garden includes a side access gate and outside power.

### 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 8FN

What3Words : ///lowest.next.closes

### VIRTUAL TOUR

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

### AGENTS NOTE

A service charge in the region of £160 yearly is charged for the upkeep and maintenance of communal green space.

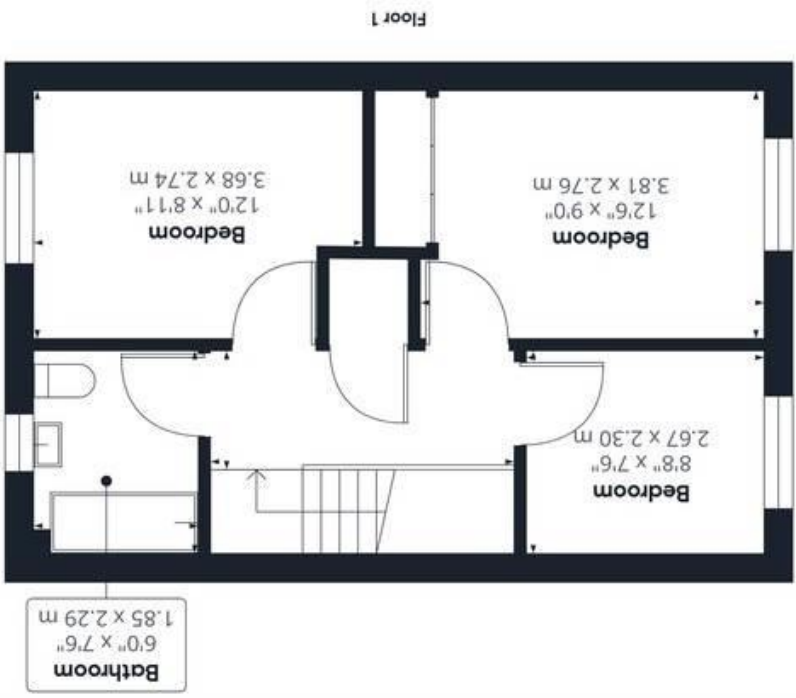
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

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<sup>m</sup>  
841.53 ft<sup>2</sup>  
78.18 m<sup>2</sup>