

# BEAN GOOSE ROW

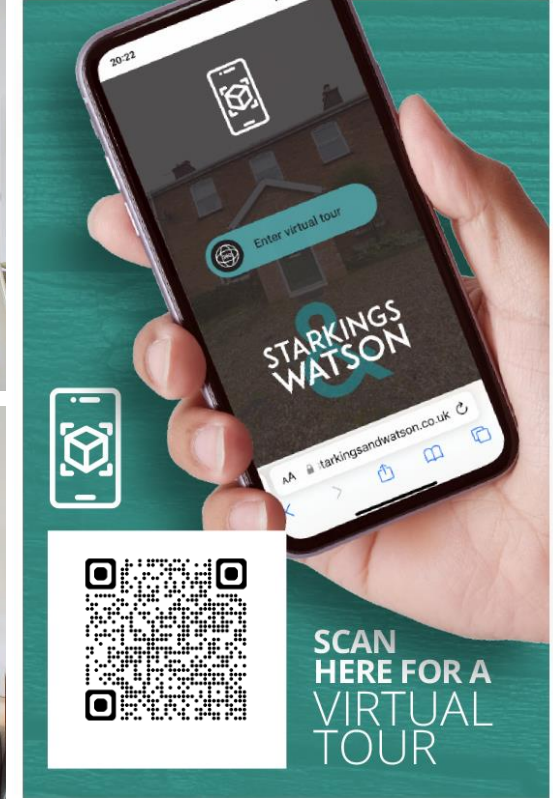
## Sprowston, Norwich NR7 8FP

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

- Detached Family Home
- 18' Sitting Room Backing onto Garden
- 18' Open Plan Kitchen/Dining Room
- Utility Room
- Three Double Bedrooms
- Family Bathroom & En-Suite
- Driveway & Garage
- Larger than Average Rear Garden

### IN SUMMARY

This brilliantly positioned DETACHED FAMILY HOME occupies a CORNER PLOT within this popular development facing a green and offering a larger than average plot, this home is presented in IMMACULATE CONDITION by the current owners and extends to just over 930 Sq. Ft (stms). With the living accommodation on the ground floor offering a DUAL-ASPECT SITTING ROOM leading into the rear garden and an OPEN PLAN DINING ROOM and KITCHEN with INTEGRATED COOKING APPLIANCES leading through to the CLOAKROOM and UTILITY ROOM. The first floor gives access to THREE DOUBLE BEDROOMS all with access in to the three piece FAMILY BATHROOM and the sizeable main bedroom also boasting an EN-SUITE SHOWER ROOM. The PRIVATE and ENCLOSED REAR GARDEN is wonderfully maintained with the OFF ROAD PARKING and GARAGE being found behind the property.

### SETTING THE SCENE

Heading to the end of the road this home is located on a corner plot overlooking the green in front which

will not be developed further. The parking and garage are located to the rear of the property with direct access into the rear garden and utility space with the main door being found at the front with a pitched and tiled awning above the door.

### THE GRAND TOUR

As you step inside and turn to your left you will find the dual-aspect sitting room reaching from the front to the rear of this property with uPVC French doors leading to the rear garden and newly laid decked seating area. The right hand side of the property is an open plan space with a formal dining area and tiled flooring throughout with views over the green adjacent. This leads through to the kitchen area with wrap around work surfaces giving space to a range of wall and base mounted storage, integrated electric oven and hob with extraction above and decorative tiled splash back and inlet for a stand alone fridge/freezer. From here the utility room can be found with additional storage and plumbing for a washing machine whilst giving access into the ground floor cloakroom. Heading to the first floor, the central landing gives access into all three bedrooms, additional storage cupboard as well as the three piece family bathroom, part tiled with a wall mounted shower over the bath. The largest of the bedrooms can be found to your left, a dual aspect space with an array of floor space for soft furnishings and additional storage space leading into the en-suite shower room complete with a walk-in rainfall shower. The second bedroom is located to the right of the property with views over the green with a dual-aspect and carpeted



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flooring. The smaller of the bedrooms is currently serving as a nursery but could also make the perfect home office/study if needed.

### THE GREAT OUTDOORS

The rear garden is privately enclosed by a tall brick wall and timber fencing. Immediately to the rear of the property is a timber decked seating area sitting adjacent to a smaller flagstone patio. The majority of the garden is laid to lawn with colourful planting borders. The garage can be accessed from the garden via the personal door.

### 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 8FP

What3Words : ///gentle.asserts.plan

### VIRTUAL TOUR

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

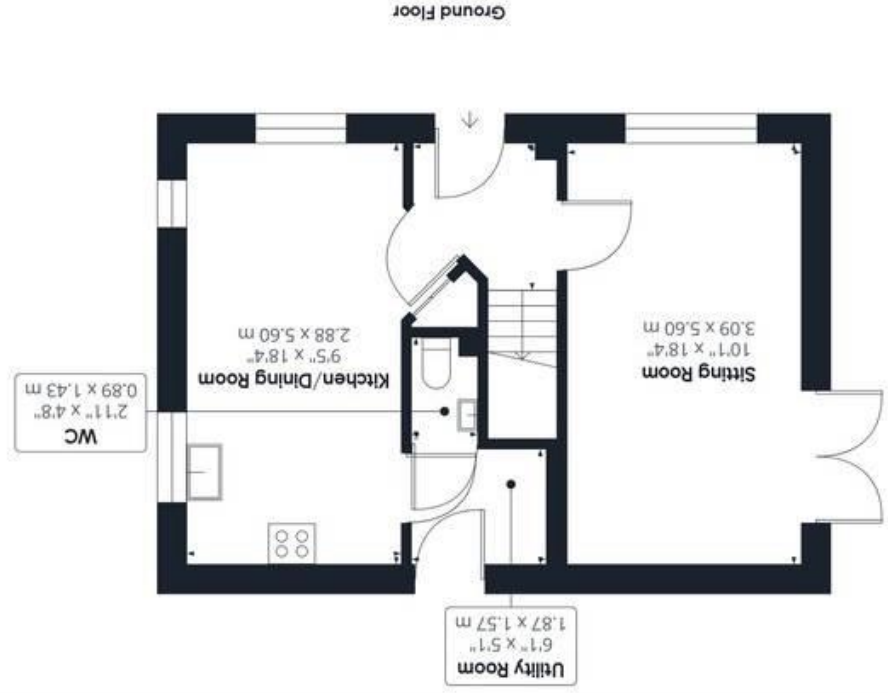
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Price:



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**GIRAFFE 360**

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(1) Excluding balconies and terraces

**Approximate total area<sup>m</sup>**

930.83 ft<sup>2</sup>

86.48 m<sup>2</sup>

