

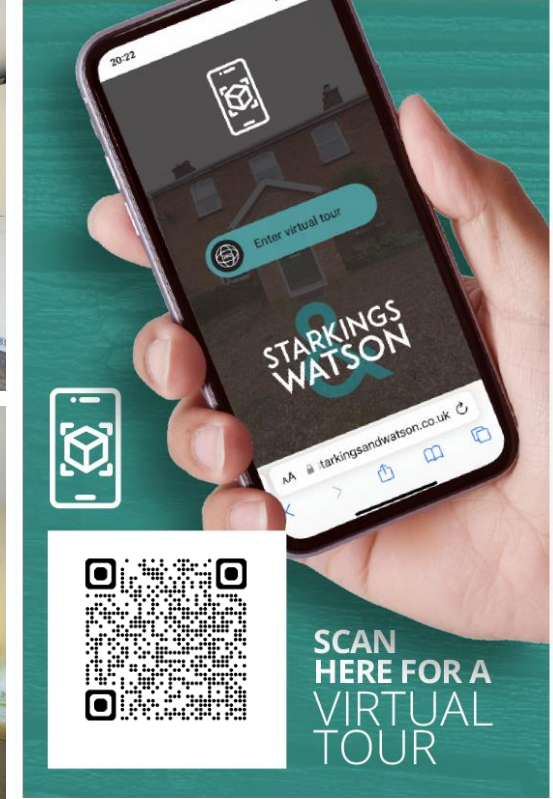
MALLARD WAY

Sprowston, Norwich NR7 8DN

Freehold | Energy Efficiency Rating : B

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

FOR SALE
PROPERTY



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**STARKINGS
&
WATSON**

- End Terrace House
- 15' Sitting Room
- Kitchen with Integrated Appliances
- Three Bedrooms
- Family Bathroom & En-Suite
- Private, Low Maintenance Rear Garden
- Fantastic Decorative Order Throughout
- Ideal First Time Buy or Investment

IN SUMMARY

A MODERN well presented FAMILY HOME situated towards the edge of this popular development, reaching over 810 Sq. ft (stms) including a kitchen featuring INTEGRATED APPLIANCES, the main bedroom benefiting from an EN-SUITE shower room and a LOW-MAINTENANCE REAR GARDEN. This home offers all that a family would desire, in addition to the kitchen, the ground floor also gives way to a SPACIOUS sitting room and cloakroom, while all THREE bedrooms can be found on the first floor along with the three piece FAMILY BATHROOM featuring a bath and wall mounted shower. The rear GARDEN is landscaped with artificial lawn and PATIO.

SETTING THE SCENE

The property is found tucked in a corner of the development behind the communal parking spaces and set behind a low level Iron fence with a path leading to the front door boarded by a flint and shingle front with planting borders.

THE GRAND TOUR

As you step inside you will be met with a light and neutral décor leading through the hallway which gives access to the stairs, living accommodation and under the stair storage and ground floor cloakroom complete with a heated towel rail. Stepping over the wooden effect flooring you will first find the kitchen to your left with a range of wall and base mounted storage set around wooden work tops which in turn, give way to an integrated dishwasher, dual oven, gas hob and fridge/freezer. The rear of the property is occupied by the sitting room, a well proportioned room with wooden effect flooring and uPVC French doors into the garden. The first floor landing gives access to all three bedrooms as well as the three piece family bathroom with bathtub, wall mounted shower head and a heated towel rail. The main bedroom is a sizeable double room with built in wardrobes and an en-suite shower room with a heated towel rail. The second bedroom sits at the rear of the property, not too dissimilar in size to the main bedroom, with uPVC double glazed window and carpeted flooring. the smaller of the three bedrooms also has a rear facing aspect and currently serves as a home office/study, but would also make an ideal third bedroom or nursery.

THE GREAT OUTDOORS

Externally the rear garden has been altered with ease of living in mind, with artificial lawn and a patio slab seating area making a low maintenance space that is great to enjoy in the warmer months.



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 8DN

What3Words : ///slips.froth.itself

VIRTUAL TOUR

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

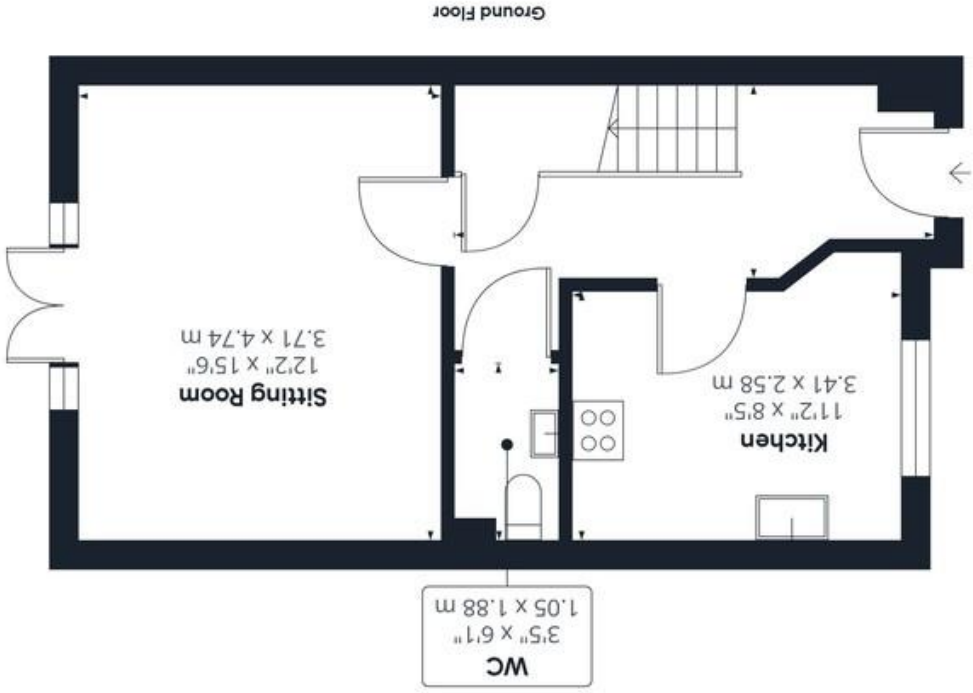
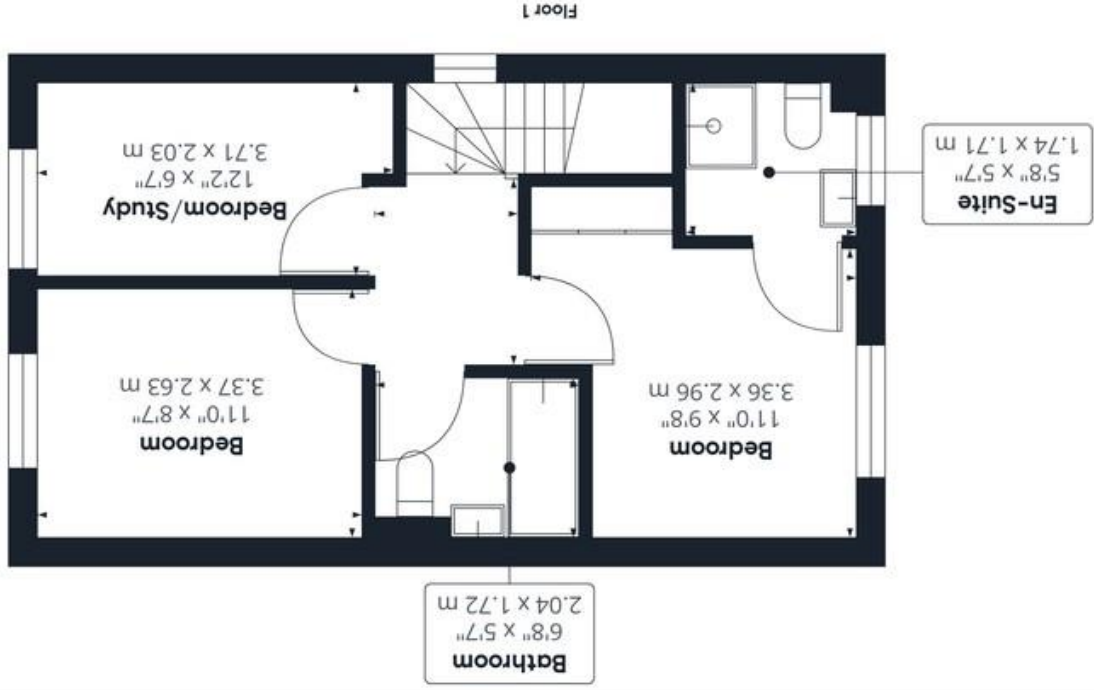
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Price:



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Approximate total area^m
810.98 ft²
75.34 m²

(1) Excluding balconies and terraces

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.