



12 Carter Road  
Sprowston | Norwich | Norfolk | NR7 8GQ

FINE & COUNTRY

# ON ANOTHER LEVEL



“If you want a home not far from the city, close to amenities and in a convenient location, this is a place you need to see and it’ll put a tick in every box. Modern and stylish, lovely and light, four bedrooms, a garden and garage with parking, this one’s got the lot!”



# KEY FEATURES

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- A Modern Three Storey Town House in the Sought After Suburb of Sprowston
- Four Bedrooms: Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Dining Room and Sitting Room on the First Floor
- Utility Room and Cloakroom on the Ground Floor
- Integral Garage and Driveway providing Parking
- Rear Garden with Decking Area and Pergola
- The Accommodation extends to 1,538sq.ft
- Energy Rating: B

Norwich has it all – a rich history and vibrant contemporary culture. From the arts to fine dining, along with a spot of retail therapy, it really is a fantastic place to be. And from this handsome townhouse, situated just 4 miles from the city centre, you're perfectly placed to make the most of it all. It has a garage and off-road parking, a sunny, landscaped garden, versatile family-friendly accommodation – come and see for yourself!

## Meeting All Your Needs

Moving on to the house itself, whilst it's a modern property, it's been built in a traditional style, so the handsome frontage is very appealing. Entering through the front, you'll find a cloakroom plus a ground floor bedroom with a utility room opposite. This ground floor bedroom would also make a great study or perhaps a snug for a family. Heading up to the next floor you discover an impressive kitchen with white gloss units, built in oven and gas hob. There is space for a dishwasher and tall fridge/freezer plus a generous dining area. Double doors lead from here through to the bright and welcoming sitting room. Both these rooms on this floor are a generous size. Moving up to the second floor there are a further three bedrooms with a family bathroom. The principal bedroom also benefits from a lovely en-suite shower room. The versatile layout makes this home an attractive proposition for a couple or a family of any age.





# KEY FEATURES

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## The Outside

This brings us nicely onto another appealing feature of the property – the garden. It's a lovely sunny spot and has been landscaped by the owner with an eye on low maintenance, so it's both attractive and easy to care for. Small but perfectly formed, it's the perfect spot for al-fresco dining under the pergola, summer BBQs or drinks with friends before heading out for the evening. The safe enclosed garden is ideal for little ones (and there's plenty to do not far from your door in the city centre, including plenty of parks to explore), while teens could enjoy their privacy and perhaps a snug to call their own. And for an active couple, there's plenty of space for entertaining or for working from home. The possibilities are endless!

## Exploring The Area

You have pubs, shops, takeaways, supermarkets, schools, a golf course, library, dentist, butcher and so much more within easy reach. If you don't drive, or if you have children looking for more independence, the regular bus service will come in handy. "I feel I have the best of both worlds," explains the owner, "I'm in the heart of everything but when I do want to get out into the country or go for a walk among the trees, it's only a five minute drive out of Norwich and even less to Mousehold Heath. Wroxham is also only 5 miles away if you fancy a day out on the river.























# INFORMATION

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## On The Doorstep

The property is set in the desirable suburb of Sprowston, near Norwich. On the Wroxham Road that leads into the heart of the Norfolk Broads National Park, the property is within easy reach of the North Norfolk Coast. Heading out of Sprowston you have the NDR (Broadway North). Sprowston is mainly residential with the usual amenities you would expect, schools for all ages, a park and ride service. Marriott's Sprowston Manor and its championship golf course is one mile away. All major supermarkets are close to hand as well as many gyms and a renowned farm shop.

## How Far Is It To?

Norwich city centre, provides a large array of cultural and leisure facilities, including Castle Quarter and Chantry Place shopping centres, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 30 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

## Directions

From the Norwich outer ring road, enter Sprowston, heading out of Norwich on the A1151 towards Wroxham. At the roundabout take the 3rd exit onto Atlantic Avenue. At the roundabout take the 1st exit and stay on Atlantic Avenue. At the roundabout take the 3rd exit onto Overstrand Way and then turn right onto Scott Road and then left onto Carter Road, where by number 12 will be found on the right hand side.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Broadband Available

Mobile Phone Reception - varies depending on network provider

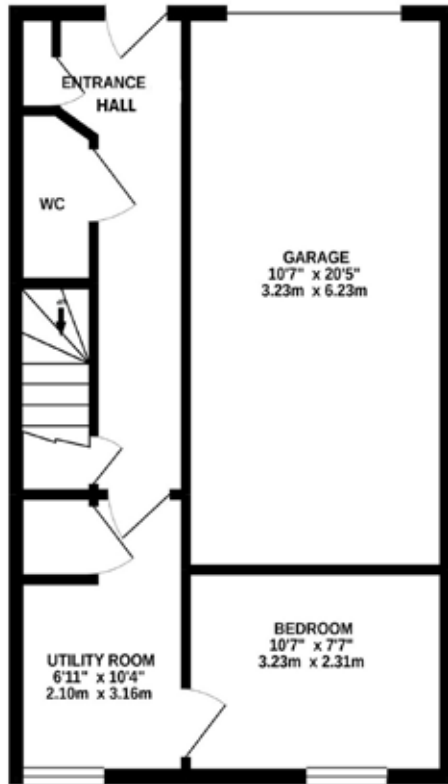
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

Broadland District Council - Tax Band D

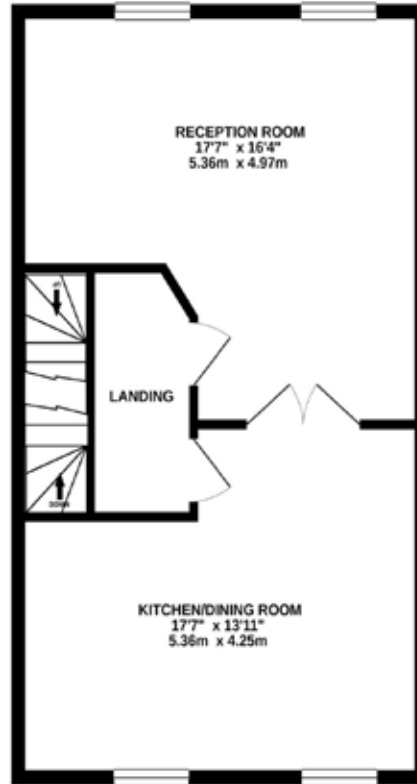
Freehold



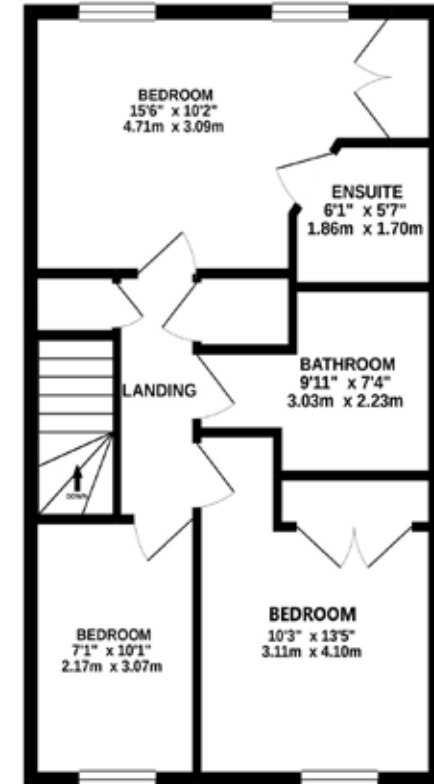
GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.5 sq.m.) approx.

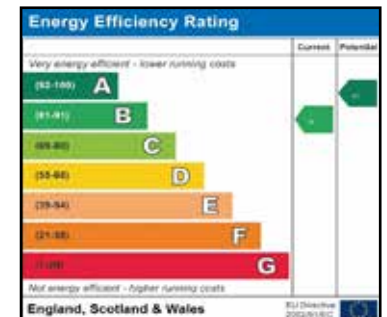


2ND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 sq.m.) approx.

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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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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FOUNDATION

Fine & Country Foundation, charity no. 1160989

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