

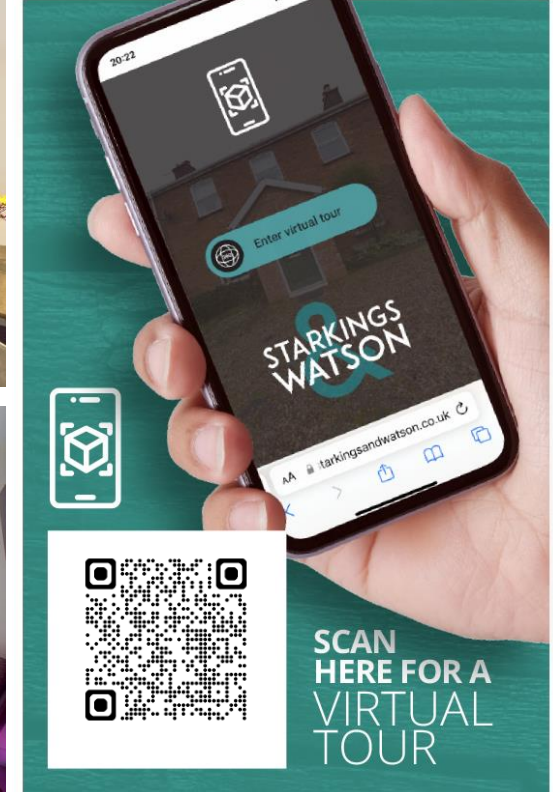
BURRAGE WAY

Sprowston, Norwich NR7 8FY

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
- Kitchen/Dining Room
- Sitting Room & Ground Floor W.C
- Ground Floor Underfloor Heating
- Two Double Bedrooms
- Two En Suites
- Enclosed Rear Garden
- Off Road parking & Single Garage

IN SUMMARY

This modern NORFOLK HOMES BUILT property benefits from HIGH QUALITY FIXTURES and fittings throughout. Step inside to a bright hallway with a convenient W.C and PORCELAIN TILED FLOORING, the MODERN SLEEK kitchen with integrated appliances leads off, making it the perfect space for entertaining. The SPACIOUS sitting room is filled with natural light through the TRIPLE GLAZED SLIDING DOORS - allowing access into the private enclosed rear garden. The ground floor is finished with UNDER FLOOR HEATING. Upstairs there is a main bedroom with an EN-SUITE shower room, dual-aspect windows and BUILT-IN WARDROBES. The second bedroom also features built-in wardrobes and a SECOND EN -SUITE. The rear garden is laid to lawn whilst being surrounded by a brick built wall allowing the space to be enclosed and private. To the front is OFF ROAD PARKING and a DETACHED SINGLE GARAGE.

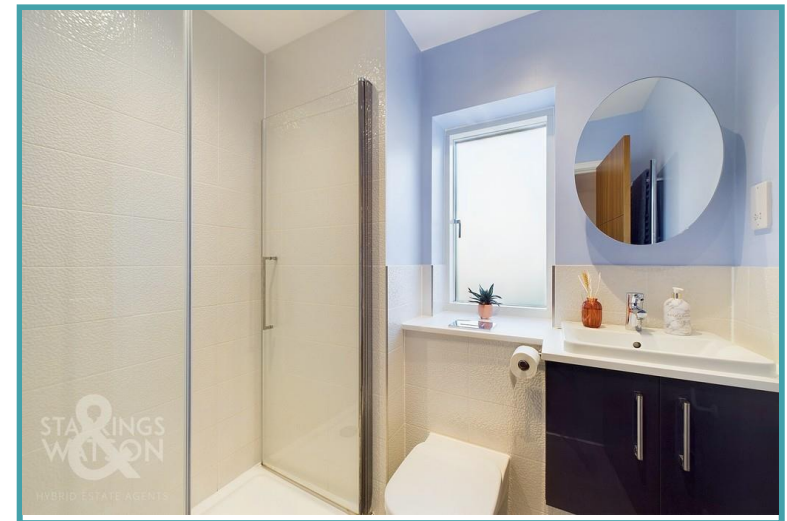
SETTING THE SCENE

The property is set back from the road offering a hard-standing brick walled space for off road parking

and access into the single garage and a timber gate that allows access into the rear enclosed garden.

THE GRAND TOUR

As you step through the sleek composite front door, you are greeted by an inviting entrance hall. The porcelain tiled flooring catches your eye, offering both style and durability underfoot. To your left, you will find a convenient WC, seamlessly blending into the space as the same polished porcelain tiles extend into it. Directly ahead, a staircase rises to the upper floor but let us take a look at the ground floor. Heading to your right, you enter the spacious kitchen/dining room, where the porcelain tiled flooring continues, creating a cohesive flow. The kitchen itself is sleek and modern, with an array of glossy base and wall units providing plenty of storage. Integrated within is a dishwasher and a fridge freezer. There is also plumbing ready for a washing machine. Completing this space are the granite work surfaces. From here, let us move into the sitting room. The flooring transitions to laminate, giving the room a cosy yet contemporary feel. Triple-glazed sliding doors at the far end flood the room with natural light and provide access to the rear enclosed garden. In the corner, a handy under stairs cupboard offers additional storage space. Heading to the carpeted landing, there is a built-in storage cupboard. From the landing, you can access the two bedrooms. First bedroom one features laminate flooring and built-in wardrobes that offer ample storage also benefiting from an en-suite shower room, which has tiled flooring and splash-back walls. Heading into bedroom



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two. Like the first, it also boasts laminate flooring and built-in wardrobes. The highlight here is the en-suite bathroom, complete with a bath and shower head over. The tiled flooring and splashbacks maintain the polished, modern aesthetic found throughout the house.

THE GREAT OUTDOORS

Stepping outdoors you will find the garden is enclosed by a high level brick wall offering a great amount of privacy. There is a patio area that offers a good space for outdoors dining and entertaining along with the laid to lawn and a path that leads you to the side door into the detached single garage.

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 8FY

What3Words : /// regime.homes.zone

VIRTUAL TOUR

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

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.

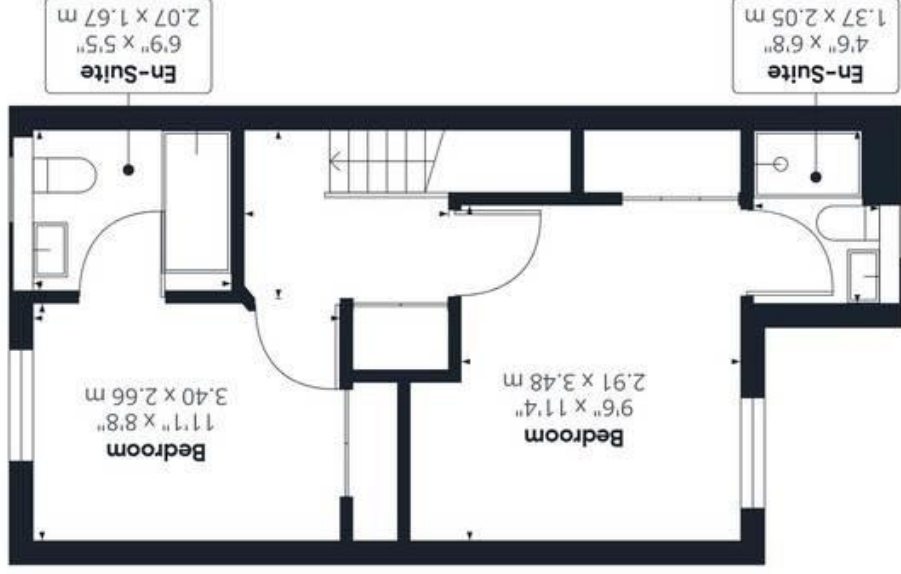
Price:



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Floor 1 Building 1



Ground Floor Building 1



Ground Floor Building 2



GIRAFFE 360
 standard.
 Calculations are based on RICS IPMS 3C
 plan is for illustrative purposes only.
 While every attempt has been made to
 ensure accuracy, all measurements are
 approximate, not to scale. This floor

(1) Excluding balconies and terraces

Approximate total area^m
 917.63 ft²
 85.25 m²