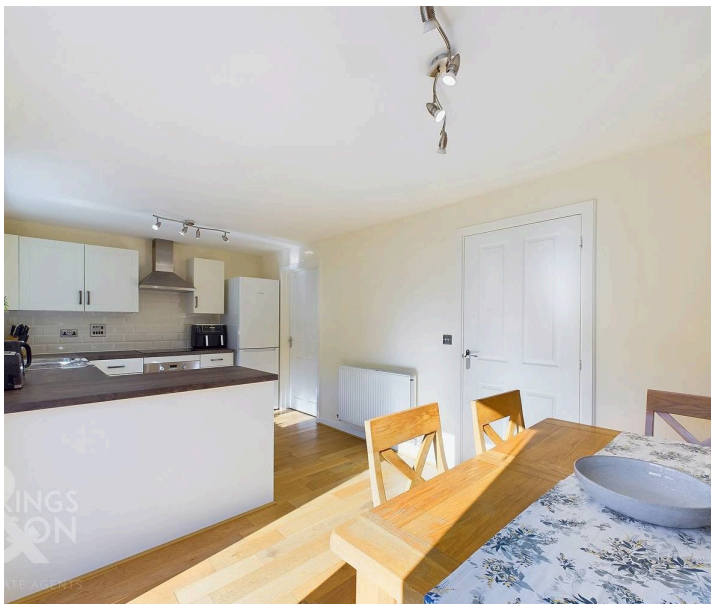




Bolton Road, Sprowston - NR7 8GG

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HYBRID ESTATE AGENTS



Bolton Road

Sproston, Norwich

Situated on the edge of this popular development with a TREE LINED SETTING, this well appointed DETACHED HOME boasts a much larger than average REAR GARDEN, as well as a detached BRICK SINGLE GARAGE and ample OFF ROAD PARKING. Internally the space reaches some 881 Sq. ft in total (stms) including an OPEN PLAN 18' kitchen/dining room with INTEGRATED INDUCTION HOB AND OVEN, leading to a UTILITY ROOM, ground floor W.C and generous SITTING ROOM. The first floor gives way to THREE DOUBLE BEDROOMS - tastefully decorated with the main having use of an EN-SUITE SHOWER ROOM as well as the shared use of the FAMILY BATHROOM. The rear garden is all FULLY ENCLOSED offering a spacious area for the family to enjoy, with a tree lined aspect and bespoke built timber summer house nestled behind the garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Family home
- Tree Lined Setting
- Kitchen/Dining Room into Utility Room
- Sitting Room & Ground Floor W.C
- Three Bedrooms
- Family Bathroom & En-Suite
- Brilliantly Sized Rear Garden
- Ample Off Road Parking & Garage

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.

SETTING THE SCENE

The property is neatly tucked away in a more private section on the very edge of this popular development with a tree lined aspect running from front to rear, there is ample off road parking to the front and side of the property with a tandem driveway leading towards the garage and rear gated access into the garden.



THE GRAND TOUR

Stepping indoors, you are first met with attractive solid oak flooring within the central hallway which grants access to all living space in the ground floor as well as stairs for the first floor. The first room you encounter on this floor is the sitting room with a double glazed front facing aspect making the most off the trees running adjacent to the property. With carpeted flooring, this room offers enough space for a choice of soft furnishings with a generous floor space to work with. Slightly further down the hallway is a handy under the stairs storage cupboard as well as access into the tastefully redecorated ground floor WC with a low level radiator and part tiled surround. The very rear of the property currently houses the open plan kitchen/dining room with the same solid oak flooring laid underfoot. This room initially offers you ample room for a formal dining table sat in front of the uPVC French doors with views of the rear garden, whilst slightly further in you will find an attractively designed kitchen with a range of wall and base mounted storage set around squared edge work surfaces with tiled splash backs. The storage within this space gives way to an integrated induction hob and oven below with extraction above and space for a tall freestanding fridge/freezer and plumbing for a dishwasher. Stepping through the door of the kitchen is a sought after separate utility room with additional storage space and plumbing for a washing machine plus inlet for a tumble dryer. The gas central heating system can be seen housed here as well as a second generously sized storage cupboard and door leading into the rear garden. The central landing within the first floor grants access to all three double bedrooms as well as a sizable built in storage cupboard and three piece family bathroom suite complete with a part tiled surround and wall mounted radiator. The larger of the bedrooms sits towards the front of the property again utilizing the beautiful tree lined views ahead through the double glazed windows.

This room is laid with carpet underfoot and leaves ample space for a choice of soft furnishings sat around a large king size bed plus also benefiting from an en-suite shower room with a corner shower unit and heated towel rail. The second bedroom sits with a rear facing aspect, this double room also has carpeted flooring with a radiator below the double glazed window to the rear. The third bedroom is similarly sized to the second and makes the most off the rear facing views into the garden. This room is currently utilized as a home office, however, could be made into a fantastic bedroom or potential nursery if wished.

FIND US

Postcode : NR7 8GG

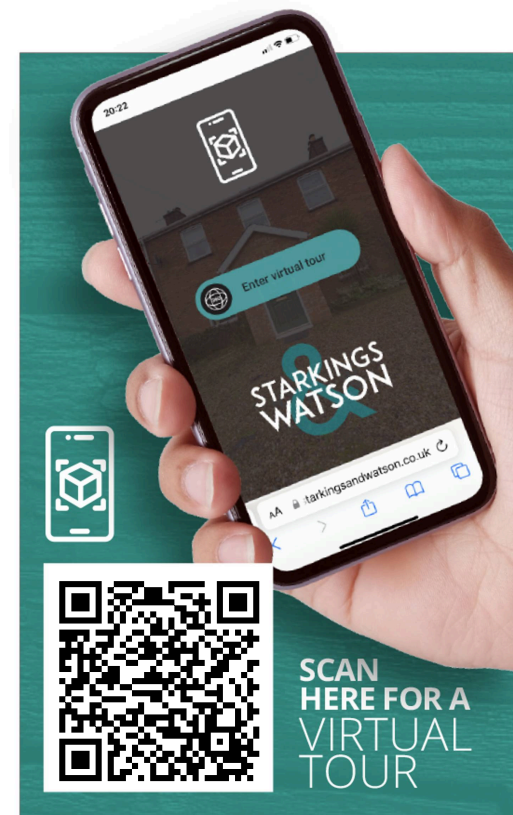
What3Words : ///swan.miss.useful

VIRTUAL TOUR

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

AGENTS NOTE

A yearly maintenance charge of approx. £150 is charged for upkeep of communal grounds and spaces.







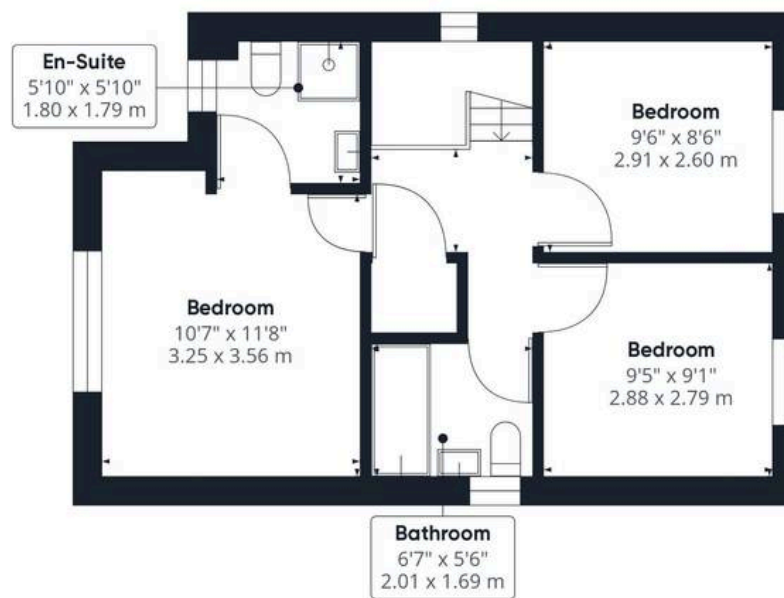
THE GREAT OUTDOORS

The rear garden is much larger than most others on the development, predominantly laid to lawn with a flagstone patio area as you exit the French doors from the dining room. The garden is fully enclosed on all sides with timber fencing and currently houses a multitude of colourful shrubs and flowering borders, with a bespoke built summer house nestled behind the garage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

881.45 ft²
81.89 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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