



The Living Is Easy  
Norwich | Norfolk

EH  
EXQUISITE HOME



## The Living Is Easy

This beautifully presented four bedroom detached house, is located in a highly desirable suburb of two miles from the cosmopolitan shopping and cultural centre of Norwich. There is easy access to the A47 Norwich Southern Bypass that spans from the east to the west of Norfolk. The A11 London Road is a short 10 minute drive from the property. 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. This family home has the luxury of easy travel around the country, and excellent amenities on your doorstep.

### Family Values

This property represents the ideal family home. Exemplified by the spacious sitting and dining rooms, perfect for modern living and allowing for room for all of the family. The fully integrated kitchen is accompanied by dark worktops and practical flooring. A door leads out to the garden from here, perfect for the summertime and outdoor dining.

There is also a particularly spacious lounge, decorated in an elegant, light palette, with a window overlooking the front of the property. An archway leads you through to the dining room which comfortably houses a large family dining table. There is so much light flooding in from the conservatory beyond, making the room wonderful in the summer

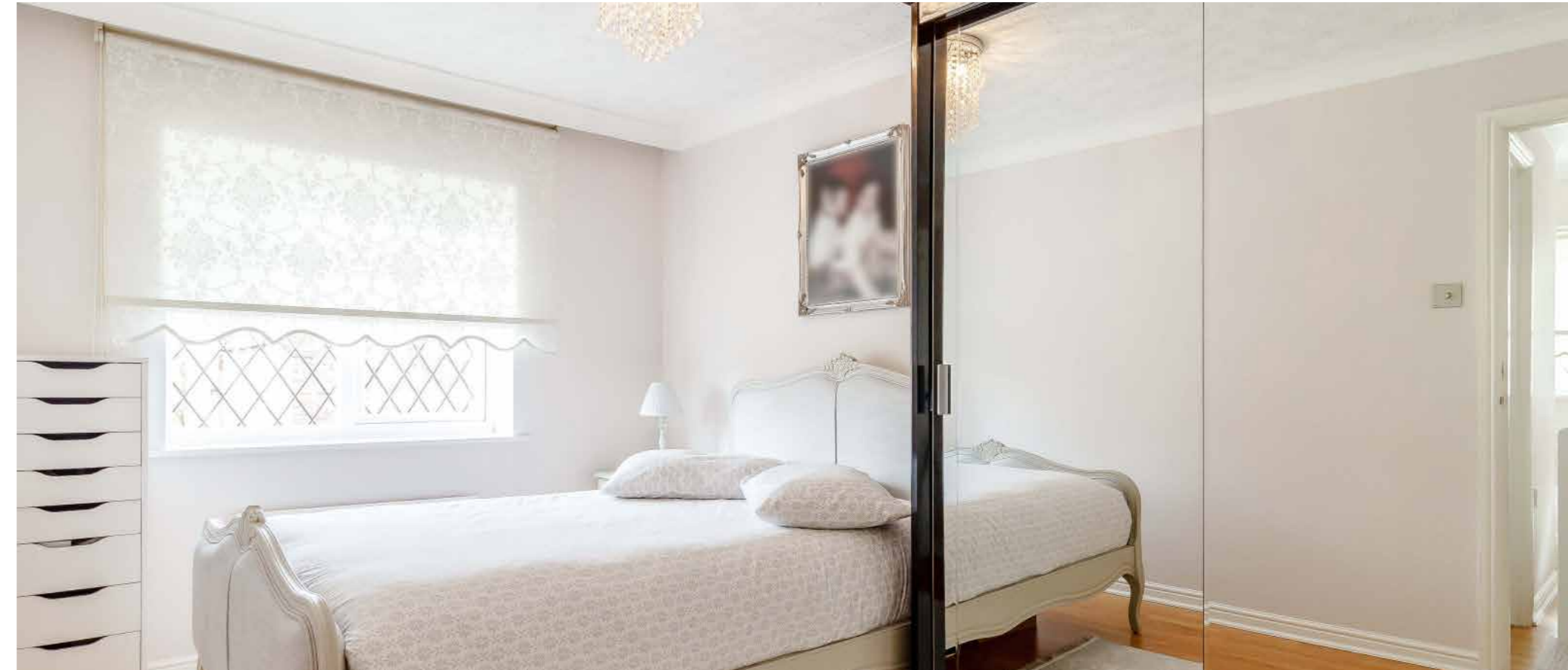
months. The conservatory provides yet another space for the family to spend time and with views of the garden, the owners find it to be very relaxing.

On the first floor are all four double bedrooms, including a master suite with an en-suite. There are a further three bedrooms and a family bathroom, all beautifully decorated echoing the elegance of the rest of the property.

### Perfectly Placed

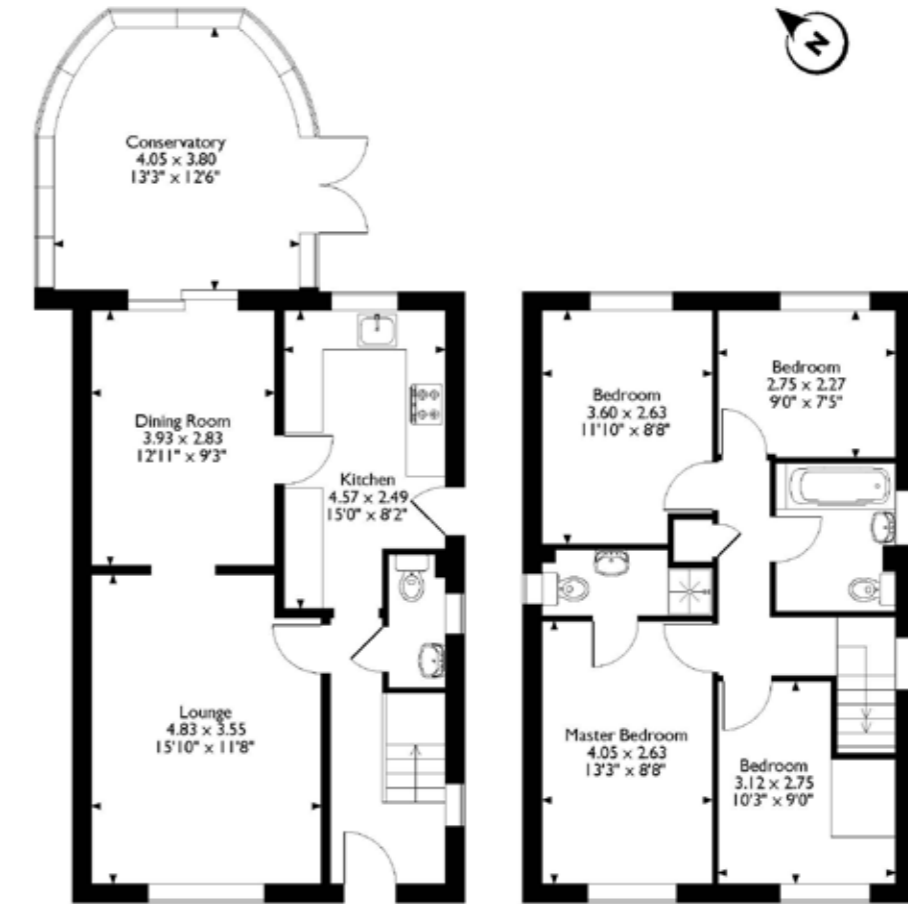
The garden is fully enclosed, immediately outside the French doors is a patio area, a great place to soak up some sun which then transitions into a luscious green lawn. Stepping beyond the boundaries and you can enjoy the delights of a lovely Norwich suburb, with all that you might expect by way of amenities, but with some added value, as the owner explains, "We have a great recreational park just around the corner, three pubs and a choice of supermarkets within walking distance, and of course, the city centre is just a short journey."

Located closely to the heart of the Norfolk Broads National Park, this wonderful family home is within easy reach of the North Norfolk Coast. Norwich (2 miles away) boasts two fine Cathedrals, a Norman Castle and is the East Anglian shopping capital. Glenburn House is close to many high performing public, state and academy schools for all ages.





Approximate Gross Internal Area  
112 Sq M/1207 Sq Ft



**Ground Floor** **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential

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