

abbotFox



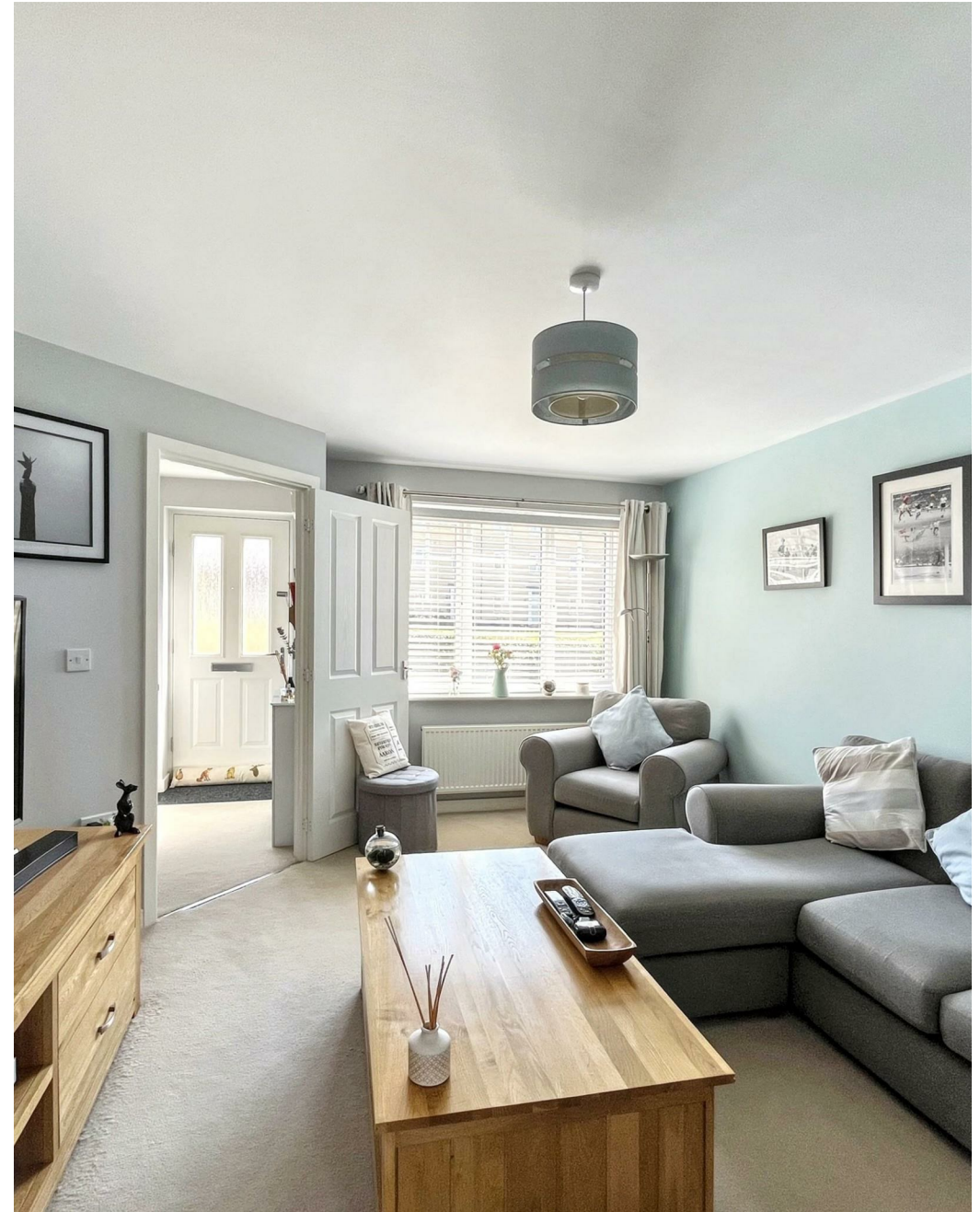
Sprowston, NR7

*Offers In Excess Of £260,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents this modern and beautifully maintained three-bedroom home, ideally positioned within a quiet cul-de-sac in the ever-popular suburb of Sprowston.

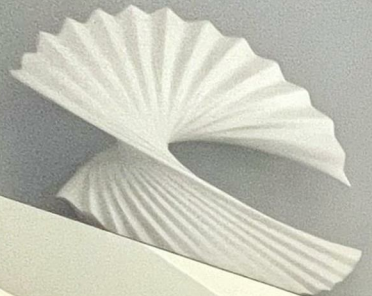
Designed with contemporary living in mind, this stylish home offers a bright and spacious layout. The ground floor features a welcoming entrance hallway, cloakroom wc, a generous lounge, and a sleek, modern kitchen/dining room that opens out onto the rear garden, perfect for entertaining or enjoying family life.

Upstairs, three well-proportioned bedrooms are complemented by a family bathroom, with the principal bedroom benefiting from built-in storage and an en-suite shower room.

Outside, the private rear garden offers a low-maintenance space ideal for relaxing, while the front of the property overlooks green area. Allocated parking is set to the rear of the property.

Situated within easy reach of a variety of local amenities, well-regarded schools, and transport links into Norwich city centre, this home is ideal for families, first-time buyers or those looking to upsize in a convenient and well-connected location.



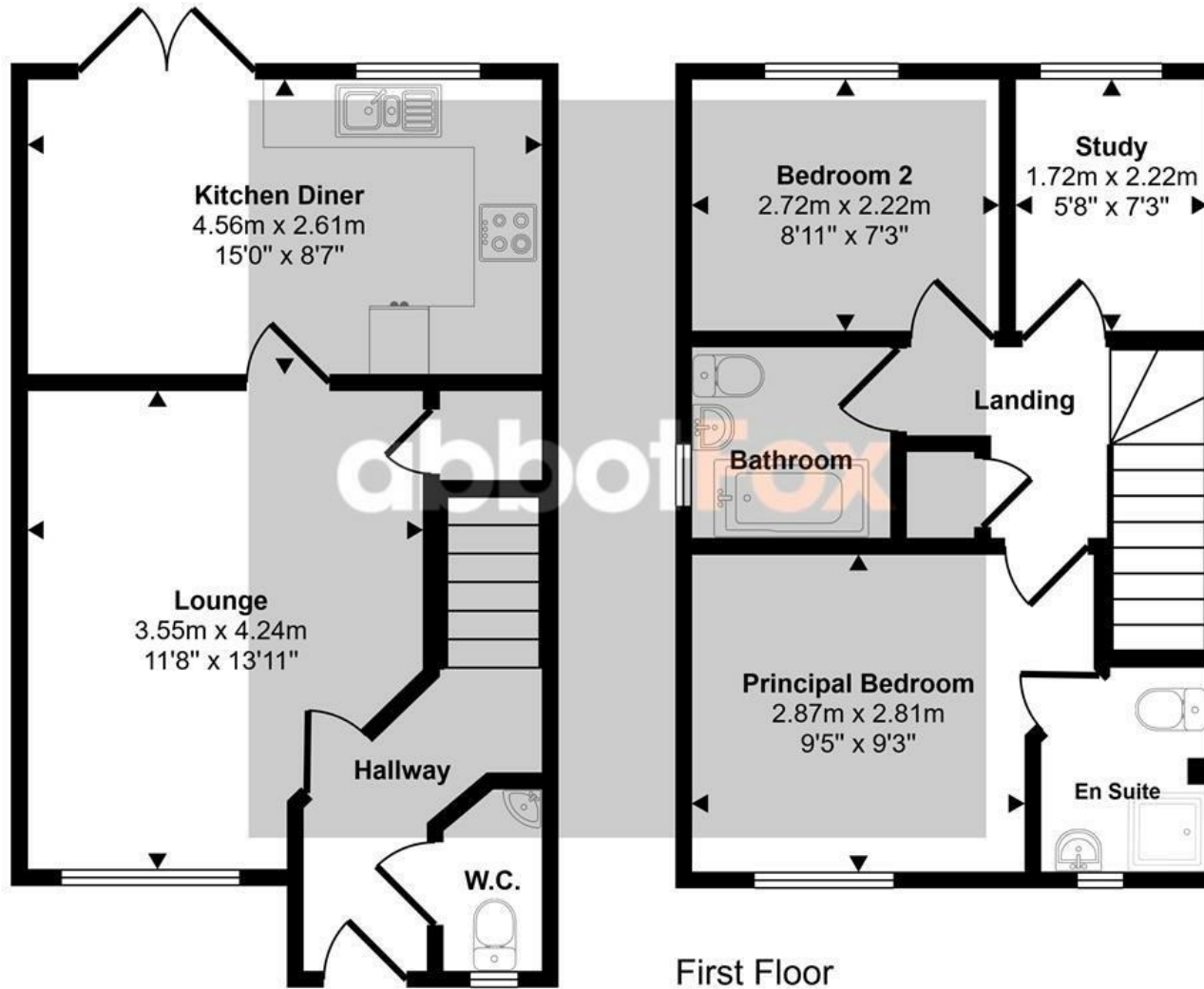




## THE HIGHLIGHTS \_\_\_\_\_

- Modern end terraced house
- Three bedrooms
- Enclosed private gardens
- Overlooking communal green spaces
- Allocated parking
- Convenient location
- Ideal family home
- Viewing advised

Approx Gross Internal Area  
66 sq m / 713 sq ft



**Ground Floor**  
Approx 34 sq m / 364 sq ft

**First Floor**  
Approx 32 sq m / 349 sq ft

*Let's talk*

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.