



Hanson Close
Sprowston, Norwich, NR7 8GS
Guide price £270,000



Hanson Close, Sprowston, Norwich, NR7 8GS

Offered for sale with no onward chain, this three-bedroom semi-detached home was built in 2019 by Taylor Wimpey and is situated within the popular Manor Park development in Sprowston. Benefiting from a gas combination boiler which has been serviced annually, the property offers modern, well-maintained accommodation throughout.

Entering via the hallway, there is access to the staircase and the living room. A well-proportioned reception room, it provides plenty of space for a range of seating and furniture arrangements.

To the rear of the property is the kitchen/dining room, fitted with a range of wall and base units alongside a gas hob, double oven, integrated dishwasher, washer/dryer and fridge freezer. There is space for a dining table, whilst French doors open onto the rear garden. The kitchen also provides access to a useful understairs storage cupboard, with a separate ground floor WC completing the accommodation downstairs.

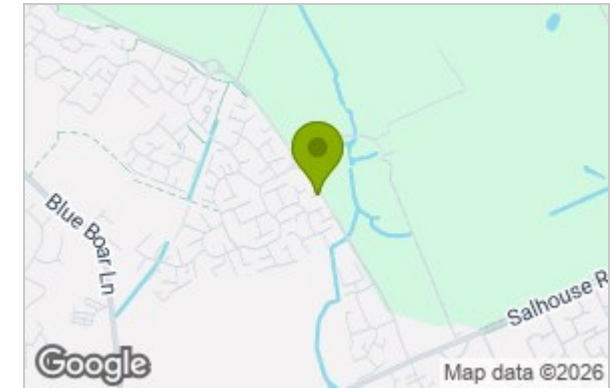
Upstairs, the landing gives access to all three bedrooms, the family bathroom and loft hatch. The principal bedroom is a spacious double room featuring built-in wardrobes and an en-suite shower room comprising a shower cubicle, wash basin and WC. Bedroom two is also a comfortable double, whilst bedroom three is a single room, suitable as a bedroom, nursery or home office. The family bathroom is fitted with a bath with shower over, wash basin and WC.

Outside, the rear garden is enclosed and mainly laid to lawn, with a small patio area and pathway leading to the rear access gate. Beyond the garden are two allocated parking spaces.

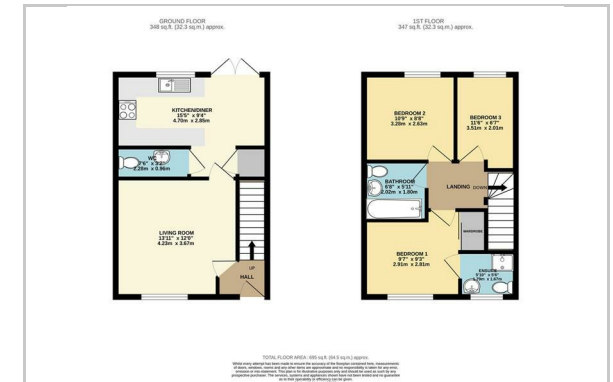
Hanson Close is well positioned within Sprowston, providing excellent access to Norwich city centre, the Northern Distributor Road and wider road networks. A range of local shops, supermarkets, schools and everyday amenities are close by, while an Ofsted Outstanding-rated nursery is within a short walk of the property. Regular public transport links serve the area and many nearby green spaces.



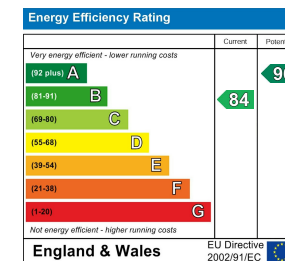
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.