

Ben Allman
Estate & Letting Agents



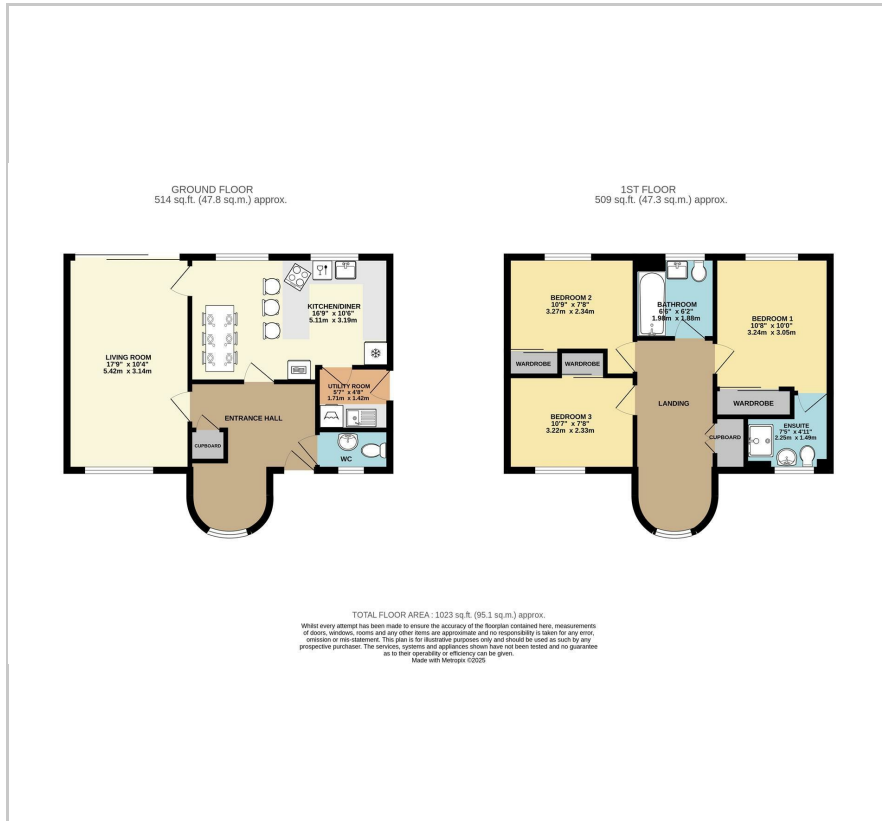
1 Goodson Road

Sproston, Norwich, NR7 8FX

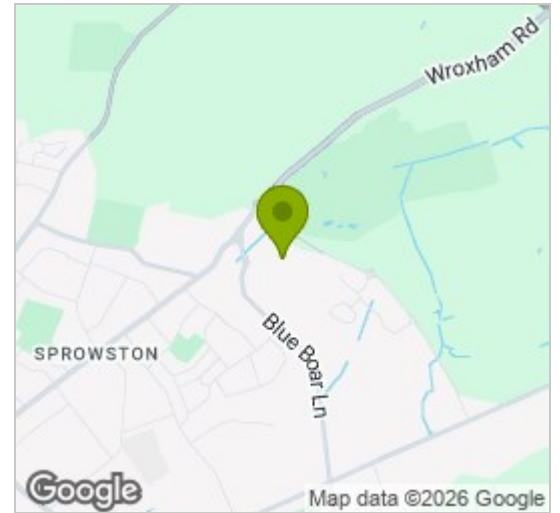
Guide price £350,000



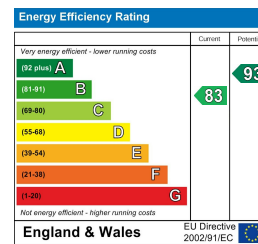
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Guide Price £350,000 - £375,000
- No Onward Chain
- Built By The Highly Regarded Norfolk Homes Developers In 2021
- Corner Plot
- Garage To Rear With Driveway
- Upgraded Kitchen With Breakfast Bar, Integrated Appliances Including Wine Cooler
- Ground Floor WC, First Floor Bathroom And En-Suite To Principal Bedroom
- Three Double Bedrooms
- Presented In Excellent Decorative Order
- EPC Rating - B Throughout

Guide Price: £350,000 - £375,000.

Offered with no onward chain, this beautifully presented three-bedroom detached home was built in 2021 by the highly regarded Norfolk Homes and occupies a desirable corner plot in the sought-after suburb of Sprowston.

Designed and finished to a high specification, the property features a turret-style staircase, three generous double bedrooms with modern built-in wardrobes, and a principal suite complete with a contemporary en suite shower room. The stylish family bathroom continues the home's modern aesthetic.

The upgraded kitchen/breakfast room is fitted with quality units and integrated appliances, including a wine cooler, while a separate utility room adds valuable practicality. The spacious dual-aspect lounge offers a bright and welcoming living space, opening directly onto the private rear garden, which is attractively landscaped for low maintenance with both patio and lawned areas.

Additional features include underfloor heating throughout the ground floor, a ground-floor WC, off-road parking, and a brick-built garage currently utilised as a home gym, benefiting from a boarded loft providing excellent extra storage.

This move-in-ready home represents an exceptional opportunity to purchase a modern, high-quality property in one of Norwich's most desirable suburbs.



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.

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