



2 Flycatcher Way, Sprowston

Offers Over £300,000

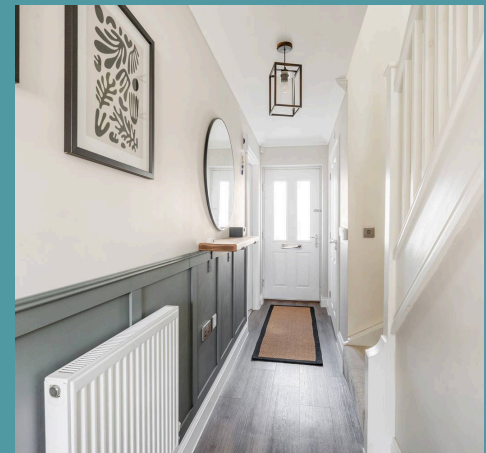
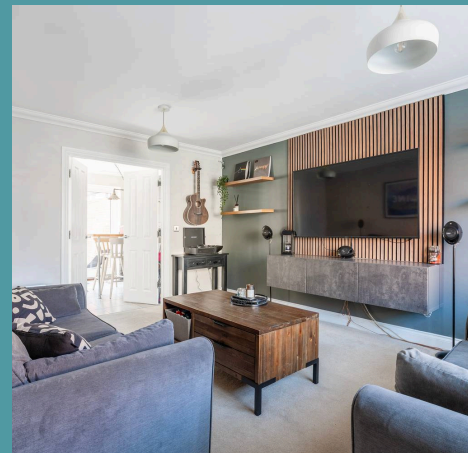
2 Flycatcher Way

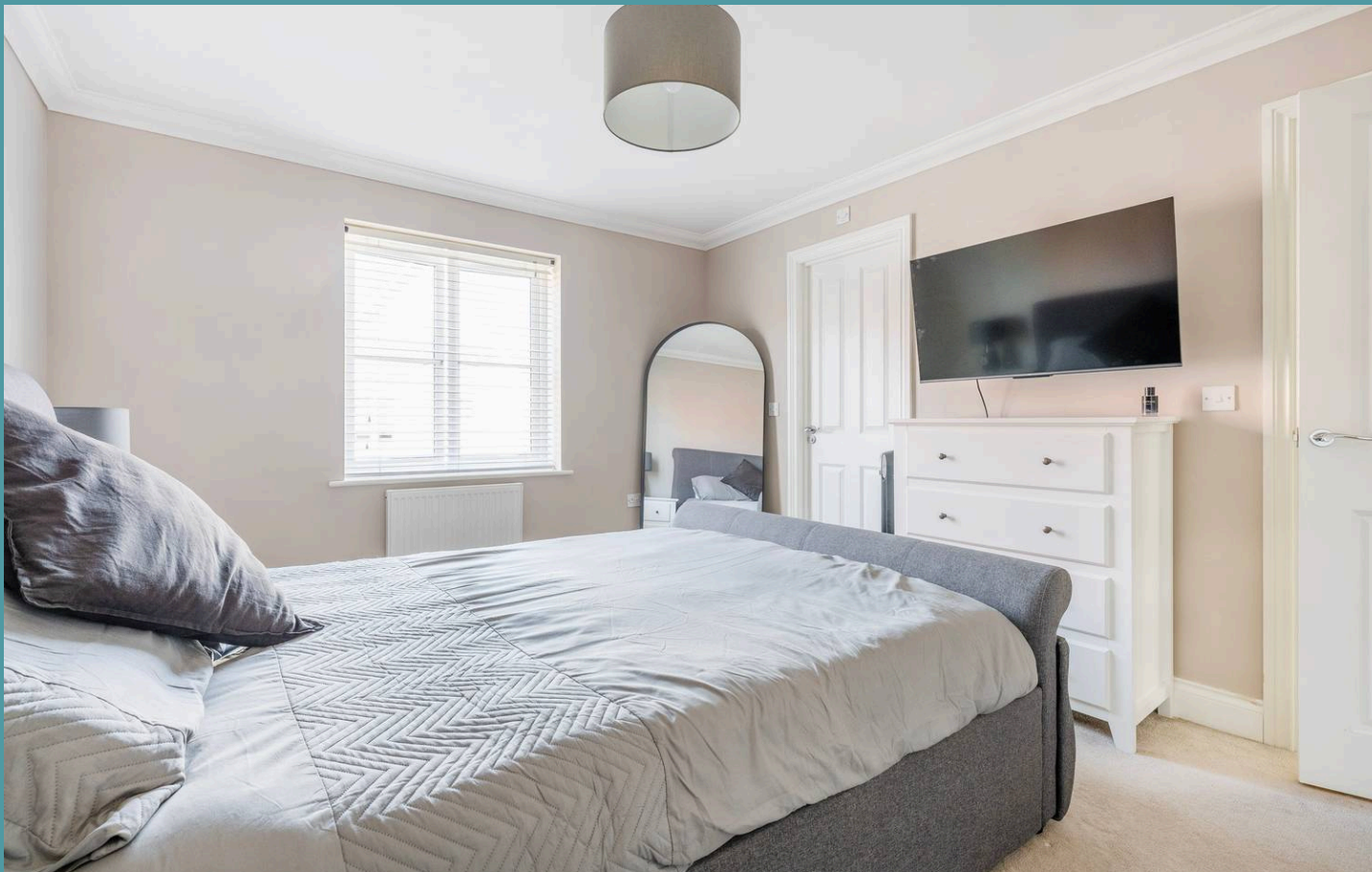
Sprowston, Norwich

Positioned in the charming town of Sprowston, this beautiful three bedroom linked house offers a perfect blend of comfort and style for contemporary family living. Showcasing spacious and flexible accommodation that can be easily adapted to suit your individual preferences and needs, this property presents a wonderful opportunity to create your dream home. Don't miss out on the chance to make this property your own and start enjoying the lifestyle of convenience and ease.

Location

Sprowston is a suburban area located to the northeast of Norwich, Norfolk. It lies within the administrative boundaries of the City of Norwich and is part of the broader Norwich urban area. Originally a small village, Sprowston has seen significant growth in recent years, evolving into a popular residential area. The area benefits from its proximity to Norwich city centre, with convenient transport links and a range of local amenities. Sprowston is known for its green spaces, including parks and recreational areas, making it an attractive location for families and those seeking a quieter suburban lifestyle while remaining close to the vibrancy of city life.





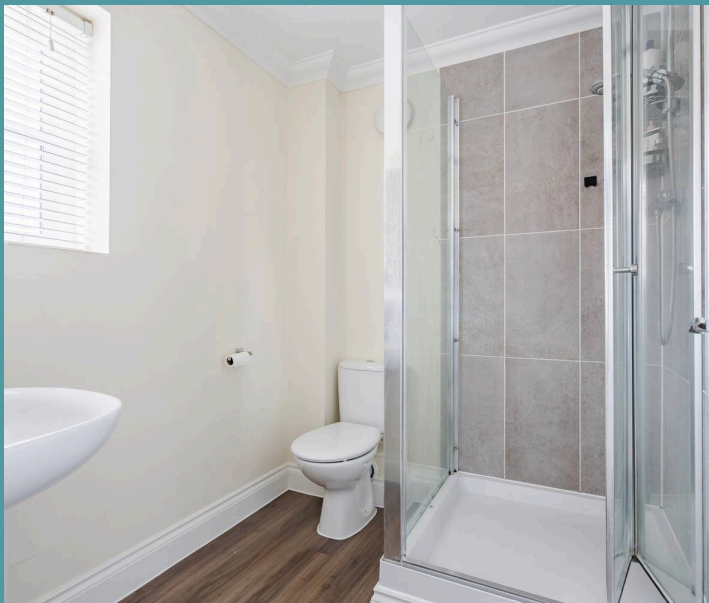
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Sprowston, Norwich

Welcome to an inviting three-bedroom property in the heart of Sprowston. As you enter through the welcoming hallway, discover a convenient WC and storage space. The plush-carpeted living area awaits, providing ample space for your furniture arrangements. Double doors beckon you into the stylishly panelled kitchen/diner, fitted with high-quality fixtures and fittings, including wall and base units, integrated appliances and storage, to elevate your cooking experience. It flows into a dining area that encourages intimate family meals and gatherings with loved ones

Heading upstairs, you will find three bedrooms, each thoughtfully designed to offer relaxation and privacy. The master bedroom stands out with its abundant space and features an ensuite shower room, adding a luxury yet convenient touch. Accommodating the remaining bedrooms is a modern bathroom, including a bathtub, hand wash basin and a toilet.

Towards the rear is a well-maintained garden, with a laid to lawn and a patio area for your outdoor seating arrangements. It is fully enclosed so you can enjoy in privacy and seclusion. At the front of the residence is a brick-weave driveway providing off-road parking, a carport for sheltered parking and a garage for storage options.





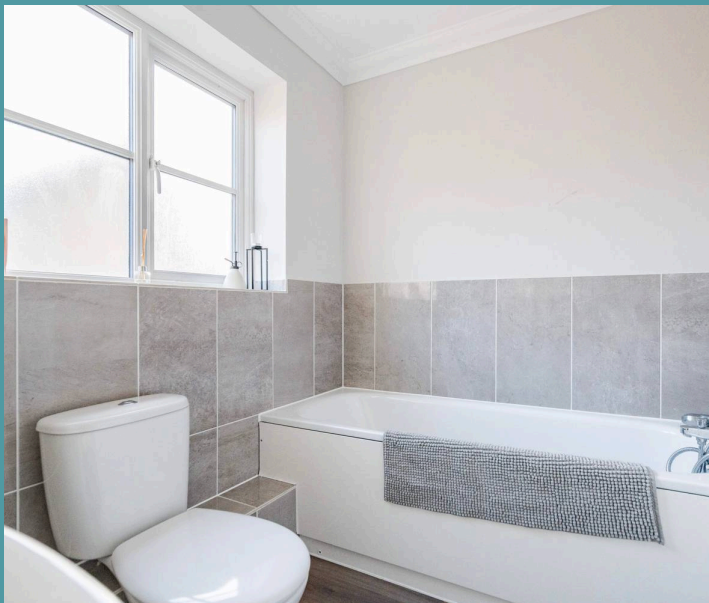
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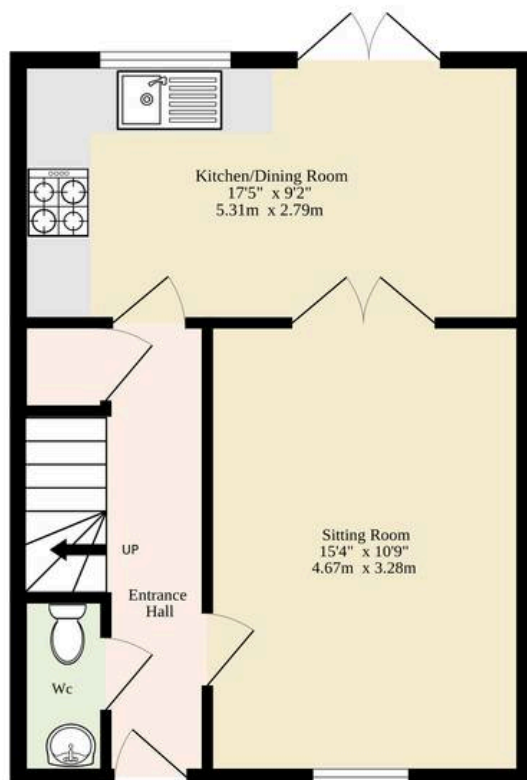
Agents notes

We understand that this property is freehold.

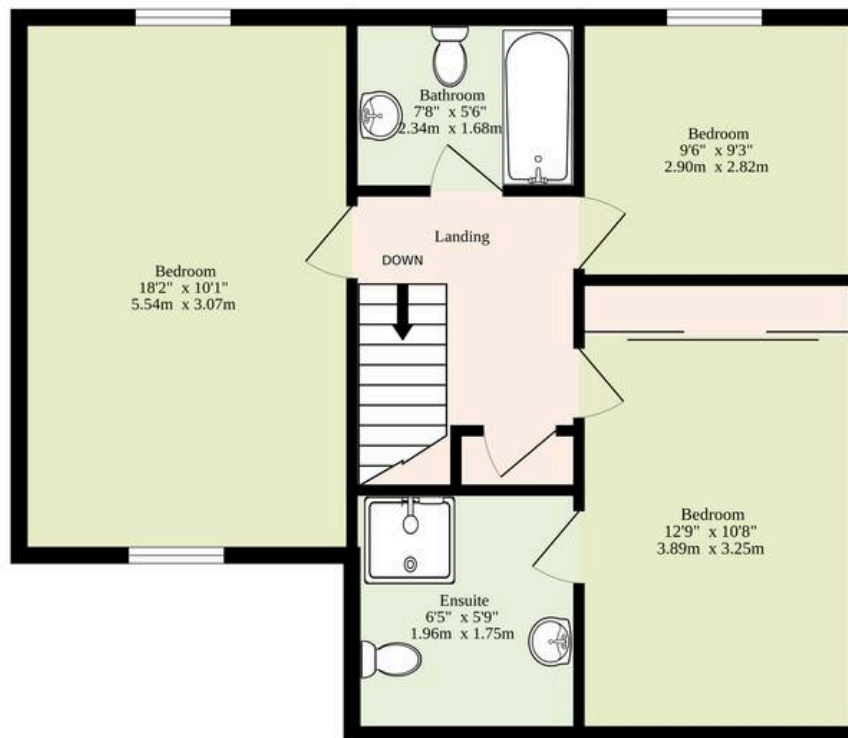
- Beautiful family home in the town of Sprowston
- Spacious and flexible accommodation to adapt to your own preferences and style
- Kitchen/dining room equipped with modern fixtures and fittings
- Comfortable sitting room inviting relaxation and entertaining
- Three bedrooms, a private ensuite and a family bathroom
- Well-maintained garden that is fully enclosed for privacy and seclusion
- Driveway providing off-road parking, a carport for sheltered parking and a garage for storage options
- Close to local shops, schools, bus routes and healthcare facilities



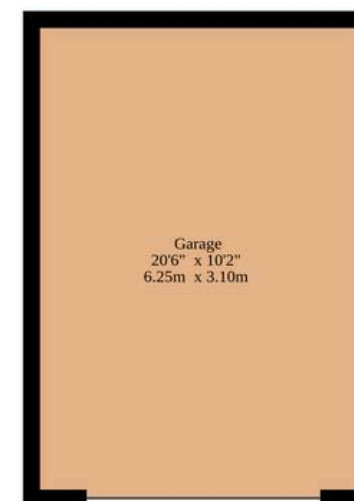
Ground Floor
389 sq.ft. (36.1 sq.m.) approx.



1st Floor
568 sq.ft. (52.8 sq.m.) approx.



Garage
210 sq.ft. (19.5 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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