



73 Bolton Road, Sprowston
£400,000

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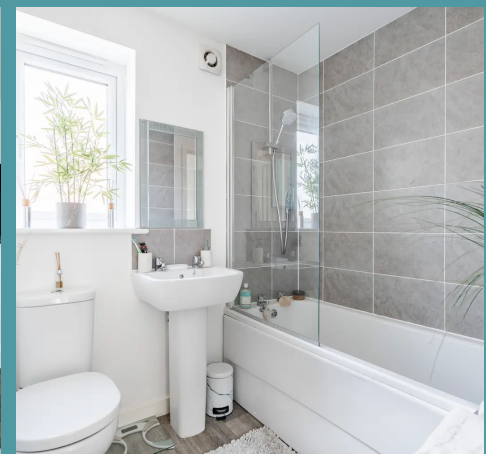
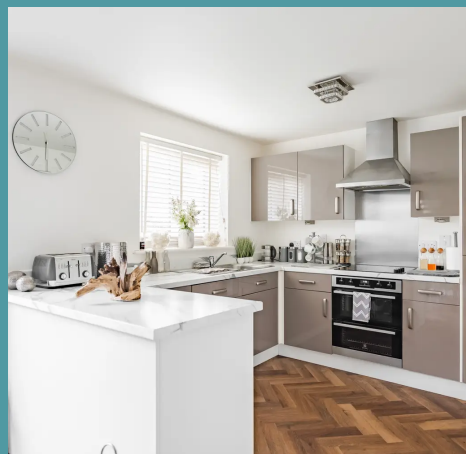
Sprowston, Norwich

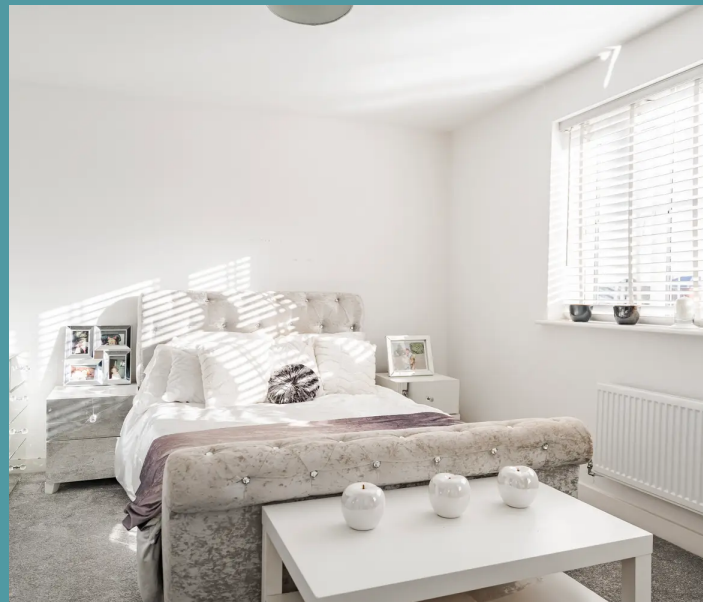
Experience a comfortable and contemporary living space in this beautiful detached home, perfectly suited to the busy family lifestyle. Located in the popular area of Sprowston, in close proximity to all local amenities and natural surroundings. Its accommodation is spread over three floors, consisting of a sitting room, open plan kitchen/dining room, shower room and four bedrooms, two with ensuites. Externally you will find a driveway, garage and a well maintained garden.

LOCATION

The property is situated in the popular and much requested location of Sprowston which is only 2 miles north/east of Norwich City Centre where a wide range of amenities can be found including shopping facilities, bars, restaurants, leisure centres along with the rich historical culture including the infamous Norwich Cathedral. In Sprowston itself there also a wide range of local shops and cafes such as White House Farm; farm shop and butchery as well as Tesco and Lidl. Alongside parks nearby & it is in the catchment area for the popular nearby schooling.

Council Tax Band: D





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Sprowston, Norwich

Upon arrival to this beautiful detached home, is brickweave driveway providing off road parking for all family members and visitors. Whilst the garage offers additional parking or extra storage space.

Step inside where you are instantly greeted by a welcoming entrance hall, completed with a convenient WC. Located at the front of the property is a pleasant sitting room, where you can showcase your comfortable furniture. With the presence of a decorative modern fireplace.

At the heart of the home lies an open plan kitchen/dining room, ensuring effortless interaction when hosting and the busy family lifestyle. The well-equipped kitchen is fitted with units and appliances to enhance your cooking experience. Seamlessly transitioning over to the dining area, for social gatherings with friends and family. The addition of a utility room is perfect for your everyday essentials and laundry goods.

Heading upstairs you will find three bedrooms, designed to offer you relaxation and privacy. One of which is complimented by its own ensuite. The shower room comprises of a three piece suite, accommodating all family members and guests. On the second floor you will discover a luxury master bedroom, finished with its own ensuite and built in storage cupboard.

Council Tax Band: D

- BEAUTIFUL DETACHED HOME

COMFORTABLE AND CONTEMPORARY



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Sprowston, Norwich

Towards the rear is a well maintained garden, fully enclosed so you can enjoy in seclusion. It consists of a laid to lawn, surrounded by a range of plants and shrubbery. The patio area is sheltered by a pergola, suitable for your outdoor furniture for summertime BBQs and entertainment. With easy access into the garage.

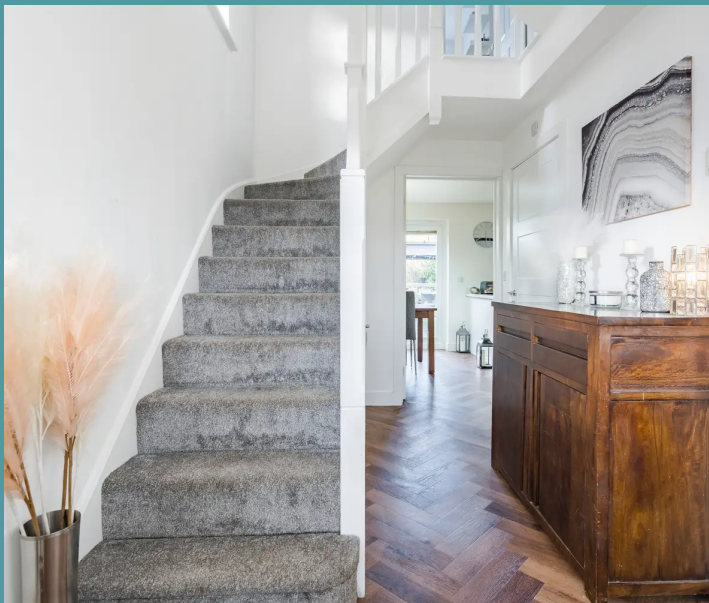
AGENTS NOTES

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

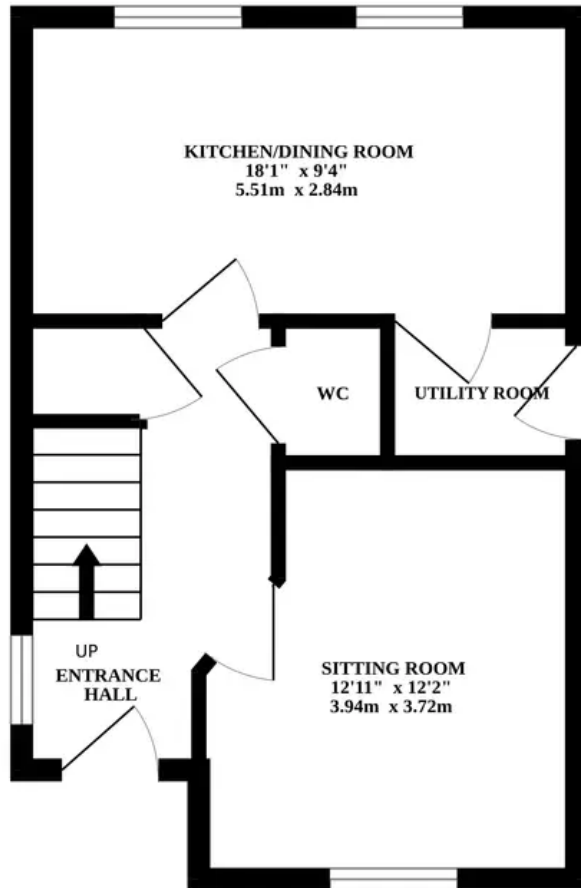
Heating system - Gas Central Heating

Council Tax Band: D

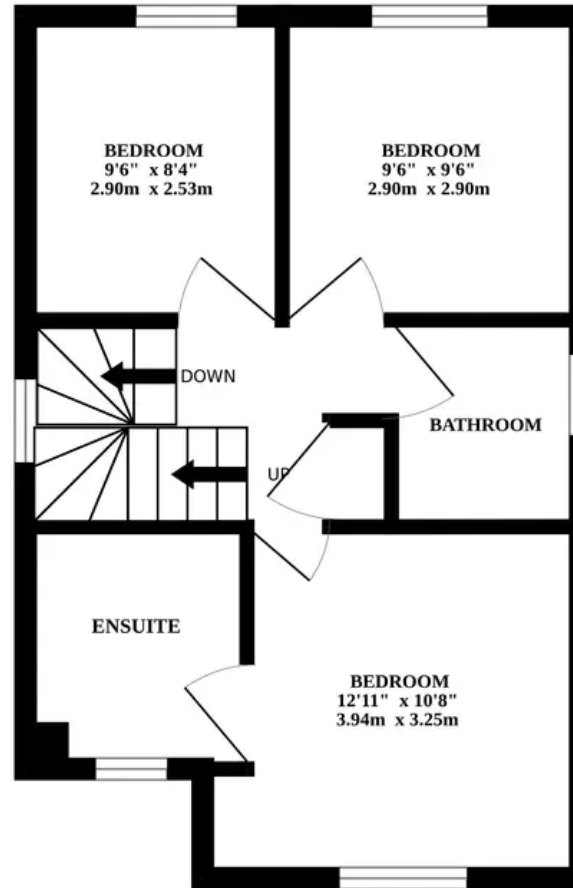
- BEAUTIFUL DETACHED HOME
- COMFORTABLE AND CONTEMPORARY FEEL
- PERFECT FOR THE BUSY FAMILY LIFESTYLE
- PLEASANT SITTING ROOM
- OPEN PLAN KITCHEN/DINER - UTILITY ROOM
- FOUR BEDROOMS - TWO WITH ENSUITES
- MODERN FAMILY BATHROOM
- DRIVEWAY AND GARAGE
- WELL MAINTAINED GARDENS
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS



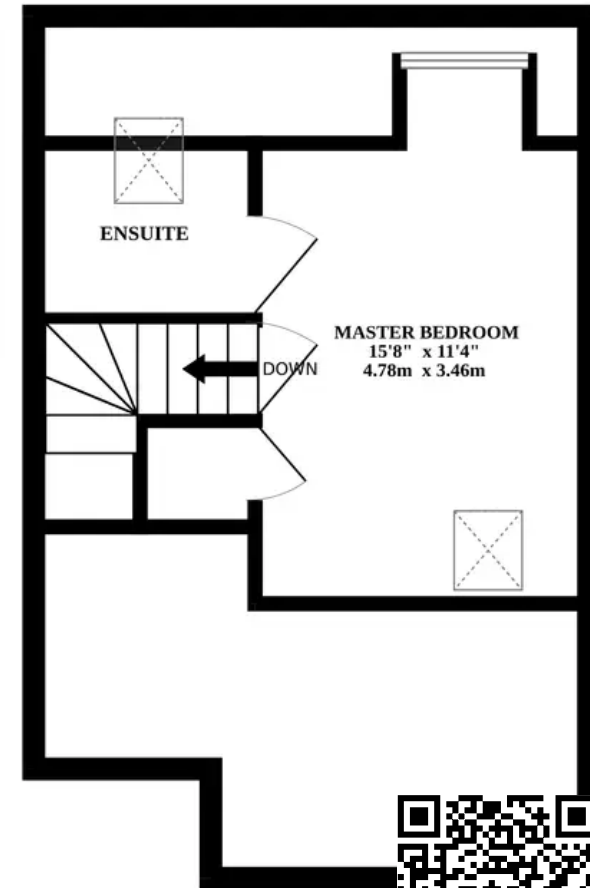
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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