



## 10 Bodmin Drive, Sprowston

Guide Price £270,000 - £280,000



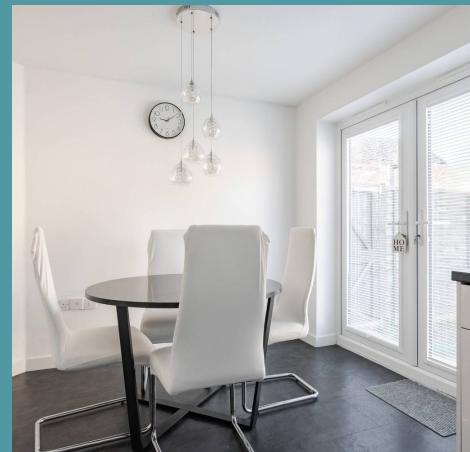
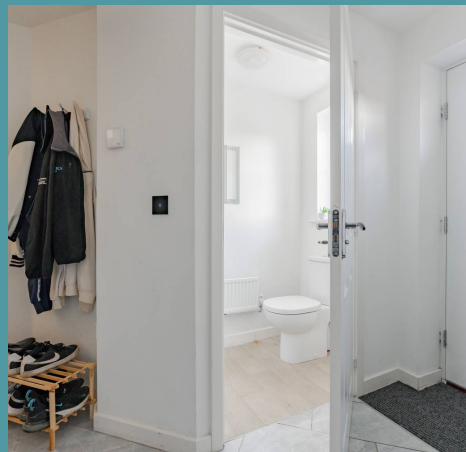
# 10 Bodmin Drive

Sprowston, Norwich

Immaculate condition throughout, this move-in ready home offers the perfect purchase for those wanting convenience. Upon entering, you'll be greeted by an inviting entrance with a convenient downstairs WC. The spacious sitting room features grey-fitted carpets and a front-facing window, while the modern kitchen/dining area boasts built-in appliances and French doors leading to the garden. The property comprises three bedrooms, including a master with an en-suite, and a modern bathroom. Outside, you'll find a well-maintained garden with patio and lawn areas, along with two off-road parking spaces.

## The Location

Bodmin Drive is situated in the residential area just northeast of Norwich. This sought-after location offers a perfect blend of suburban peace and urban convenience. Residents can enjoy easy access to a variety of local amenities, including well-regarded schools, picturesque parks and modern shopping facilities such as the nearby Sprowston Retail Park. The property is well-connected with excellent transport links, making it effortless to commute to Norwich city centre, known for its historic architecture, vibrant cultural scene, and a plethora of dining and entertainment options.





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Upon entering, the property welcomes you with an inviting entrance that includes a convenient WC, eliminating the need to ascend the upper floor for added ease and practicality. The sitting room boasts grey-fitted carpets, a front-facing window that floods the room with natural light, and a generous size that ensures ample space for entertaining guests.

The kitchen/dining area features a bright kitchen interior with built-in appliances, offering a stylish and functional space. French doors lead out to the garden, seamlessly blending indoor and outdoor living.

The property comprises three bedrooms in total, including a master bedroom with an ensuite shower room and storage facilities, providing comfort for the occupants. The additional two bedrooms offer versatility for use as guest rooms, home offices, or children's rooms. Completing the accommodation is a modern three-piece bathroom suite, providing a contemporary space for self-care routines.







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Outside, the property benefits from a good-sized garden featuring a mix of patio and lawn areas, ideal for dining, outdoor relaxation and recreation. Additionally, there are two spaces for off-road parking, ensuring convenience and ease of access for residents and visitors alike.

### Agents Note

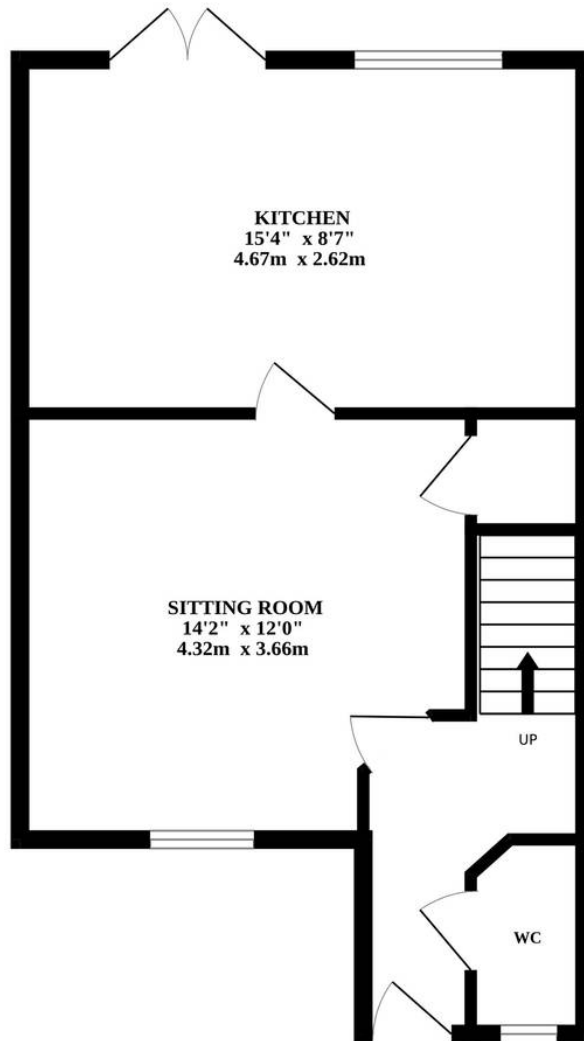
We understand this property will be sold freehold.

Connected to all mains services.





GROUND FLOOR



1ST FLOOR

