

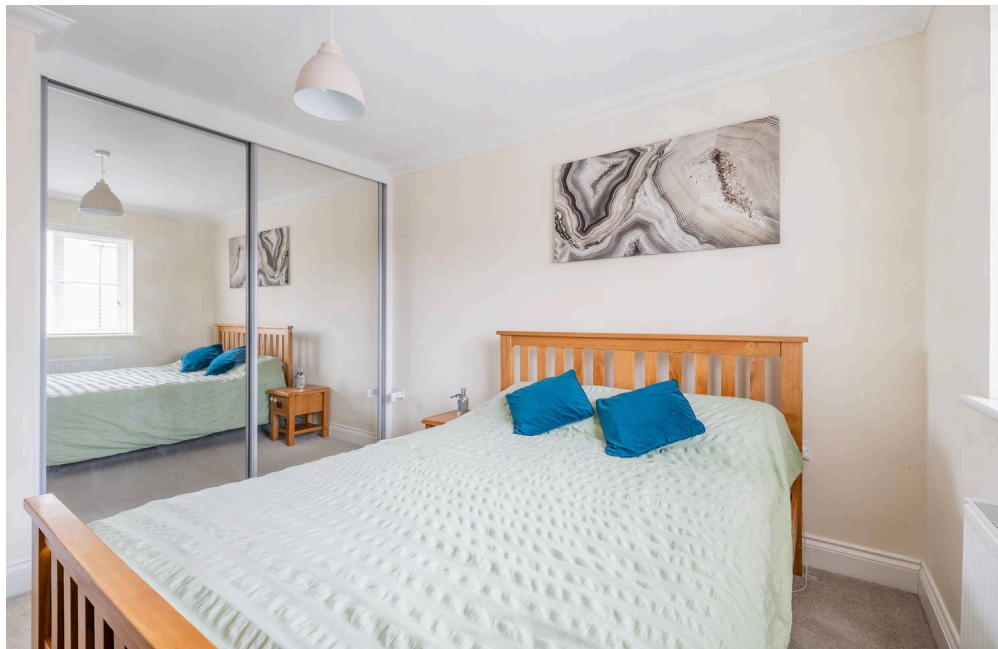
## 25 Flycatcher Way, Sprowston - NR7 8UN

£240,000 Freehold

Welcome to this newly built, modern three-bedroom end of terrace house, the perfect family home. This well-presented property features a contemporary design with a spacious lounge, a modern family bathroom, and a conveniently placed downstairs WC. The private rear garden and off-road parking for two vehicles further enhance its appeal. Located in a well-connected area, the property is close to local amenities such as shops, schools, and parks, offering a comfortable and convenient lifestyle for families.

## Location

Flycatcher Way is a desirable location in Sprowston, just a short drive from the centre of Norwich. The area offers a peaceful suburban setting with easy access to local amenities, including shops, schools, and parks. It's well-connected by public transport and road links, providing convenient access to Norwich's city centre and the surrounding countryside. The nearby picturesque areas and green spaces offer opportunities for outdoor activities, making it an ideal spot for families and nature enthusiasts. This location strikes a perfect balance between peaceful living and accessibility to vibrant city life.

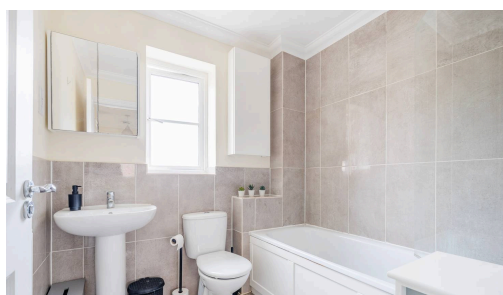


## Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas Central heating

Council Tax Band- C



## Flycatcher Way, Sprowston

As you enter through the hallway, you are greeted with a conveniently placed WC for added convenience.

The kitchen is a standout feature of the property, with its sleek white built-in cupboards, wood-effect counters, and tiled flooring.

Moving through to the bright and airy lounge, you'll find ample space for a dining area, a generous storage cupboard, and a door leading to the private enclosed rear garden.

Upstairs, the property features two double bedrooms, one with a built-in wardrobe that has sliding doors, providing ample storage space. A single bedroom is also included, which can easily be used as a children's room, home office, or study.

Completing this floor is the modern family bathroom, which is tiled throughout and features a panel bath with an overhead shower attachment.

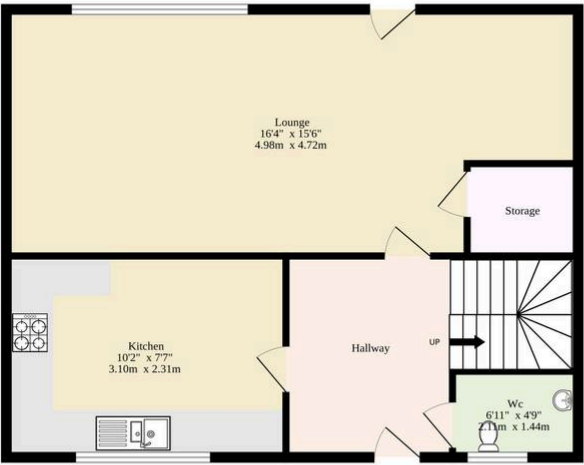
Throughout the property, you will find double glazing, ensuring comfort and energy efficiency.

Outside, the private enclosed rear garden is laid to lawn, with a paved seating area perfect for outdoor dining or relaxation. There's also a storage shed and a gate leading to the rear.

Off-road parking for two vehicles is provided by the driveway, ensuring easy and convenient parking.



Ground Floor  
484 sq.ft. (45.0 sq.m.) approx.



1st Floor  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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