

23 Avocet Rise, Sprowston - NR7 8EU

£240,000 Freehold

A beautiful, contemporary starter home is situated in an attractive and well-connected location, making it ideal for first-time buyers. With a stylish interior featuring elegant wood panelling, the property offers spacious living areas, including a light-filled sitting room and an open-plan kitchen and dining area. The private rear garden, complete with a decked area and lawn, provides the perfect outdoor space. Upstairs, two generously sized double bedrooms and a modern family bathroom offer comfort and versatility. Off-road parking for two cars, uPVC double glazing, and gas-fired central heating ensure both convenience and energy potential of approximately £925 per calendar month, this home offers a great opportunity for investors looking for a solid return.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

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The Location

Avocet Rise is positioned in the highly desirable area of Sprowston. The location benefits from easy access to the Northern Distributor Road (NDR), ensuring swift connections to nearby areas and the city centre. Residents enjoy proximity to local amenities such as White House Farm, a fantastic spot for fresh produce, as well as



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Avocet Rise

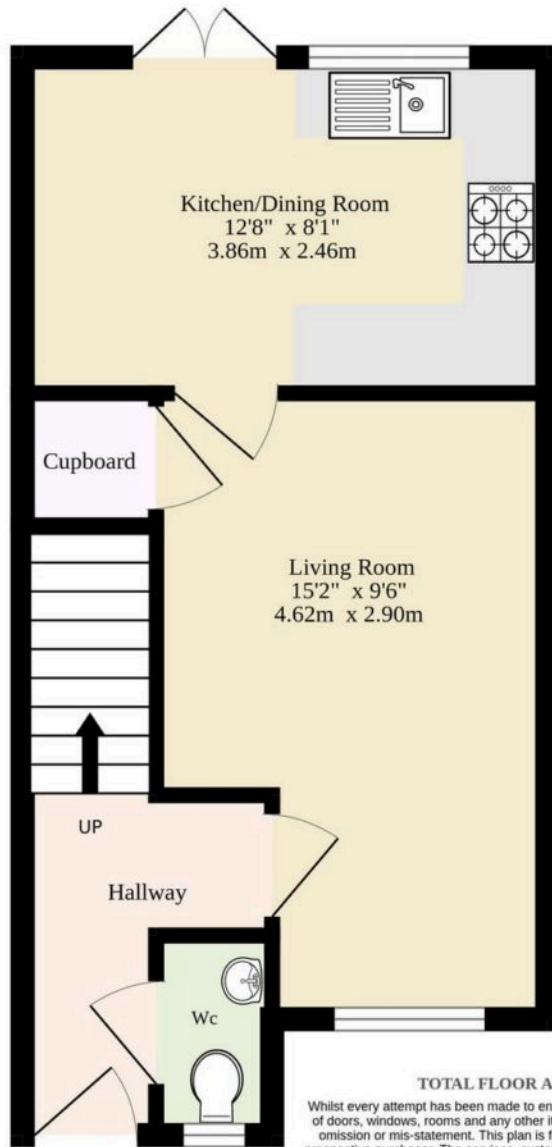
This beautifully presented mid-terrace home offers a fantastic opportunity for first-time buyers seeking a move-in-ready property. With its contemporary interior, highlighted by stylish wood panelling, this home is sure to impress.

The spacious sitting room benefits from plenty of natural light and features a convenient under-stairs storage cupboard. The open-plan kitchen and dining area is complete with high-quality fitted units, integrated appliances, and French doors that open out to the private, enclosed garden. Whether you're entertaining guests or relaxing, this outdoor space provides the perfect setting, with a decked area and a lawn bordered by railway sleepers, ensuring privacy and no overlooking from neighbours.

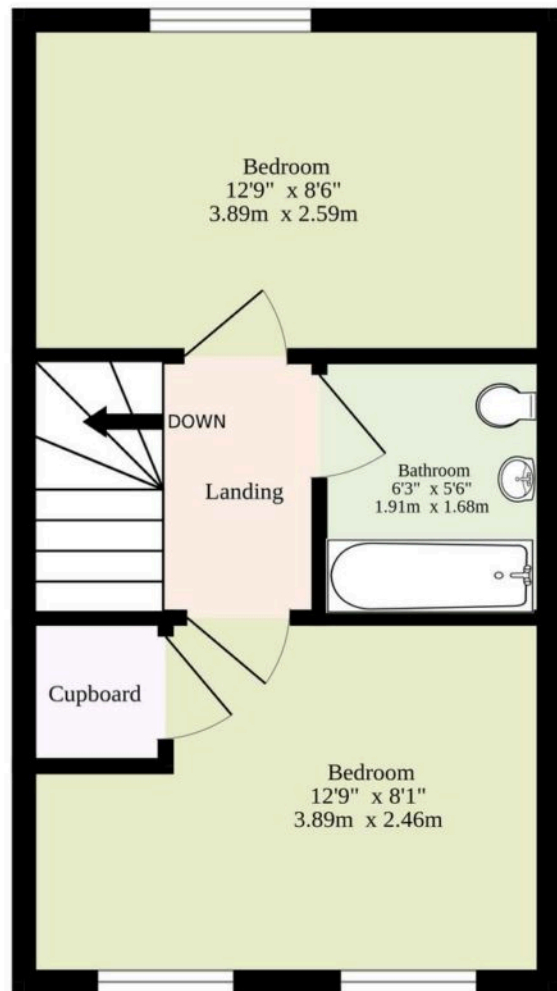
Upstairs, the property offers two generously sized double bedrooms, each well-lit and ready to be personalised. The family bathroom is fitted with a modern three-piece suite, offering everything you need for a comfortable living experience. The home also benefits from a cloakroom on the ground floor, ensuring convenience for busy households. With uPVC double glazing throughout and gas-fired central heating, the property provides both warmth and energy efficiency.



Ground Floor
296 sq.ft. (27.5 sq.m.) approx.



1st Floor
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 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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