



1 Adcock Drive, Sprowston

Guide Price £425,000 - £450,000

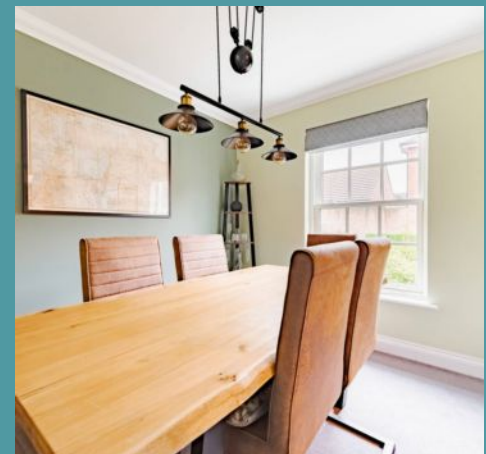
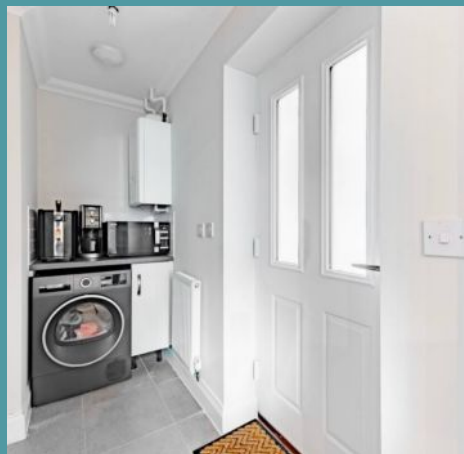
1 Adcock Drive

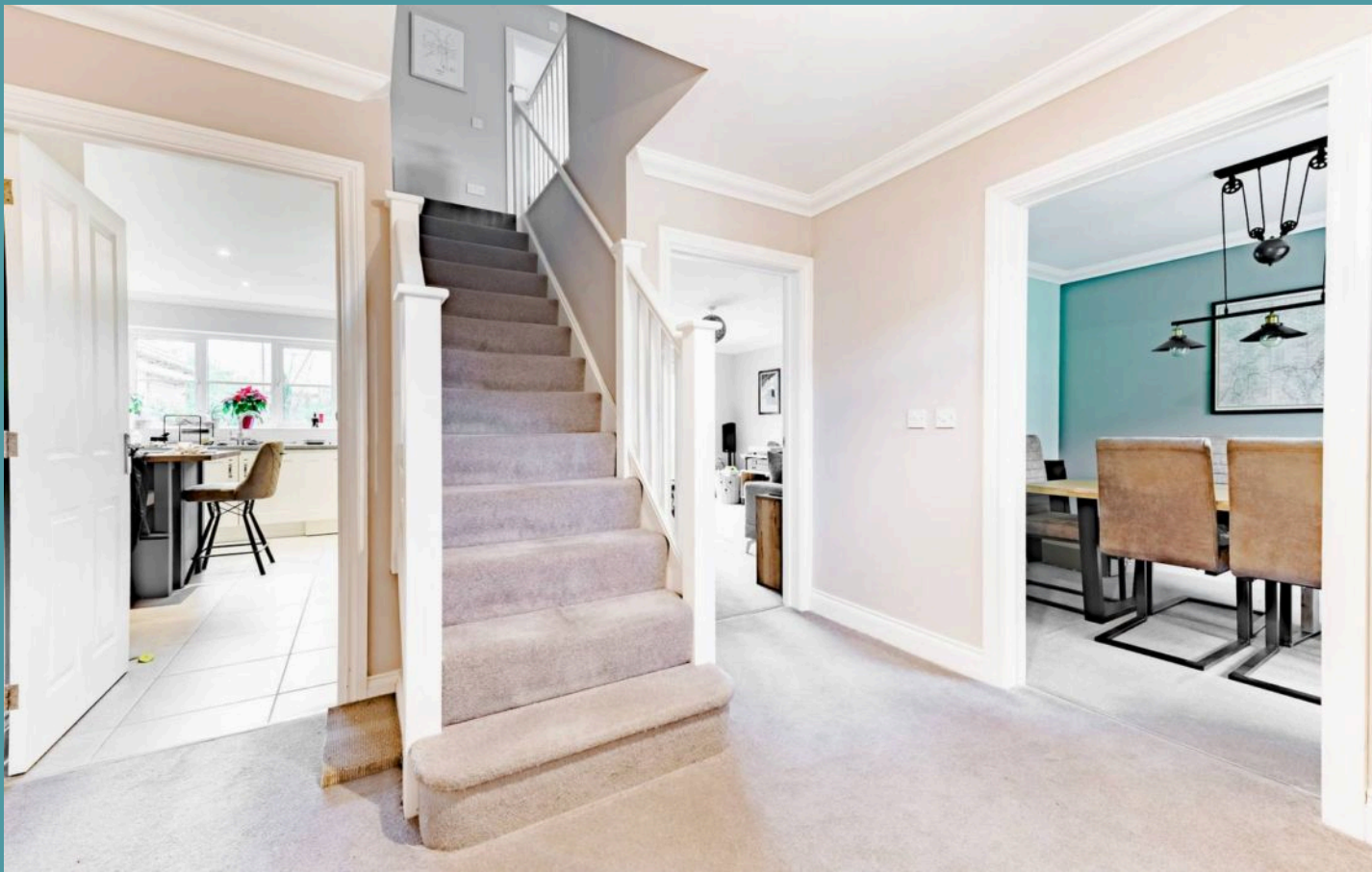
Sproston, Norwich

Guide price £425,000-£450,000 Set within a beautiful development of Sproston, lies this exquisite detached residence that presents itself as an exceptional family home. Its immaculate interior has been designed to a high standard, showcasing flexible and spacious accommodation that can adapt to your own preferences and style. A highlight of the home is the stunning kitchen/breakfast room with premium fixtures and fittings, a spacious sitting room invites relaxation and entertaining, whilst the dining room has the flexibility to be a home office or playroom. Four bedrooms are complemented by two private en-suites and a family bathroom, with a landscaped exterior complete with an outdoor kitchen, a driveway with a carport and a garage. Don't miss the chance to acquire this home to experience the lifestyle it has to offer.

Location

Sproston is a suburban area located to the north of Norwich, in Norfolk. It is a predominantly residential area that has grown in recent years, blending modern housing developments with a mix of older properties. Known for its proximity to the city of Norwich, Sproston offers easy access to the city's amenities while retaining a more peaceful, suburban feel. The area is well-connected by road, with the A1042 and the A140 running nearby, making it convenient for commuters. Sproston is also home to several green spaces, parks, and recreational areas, making it an attractive place for growing families. Additionally, the community has access to local schools, shops, and services, contributing to its appeal as a desirable place to live.





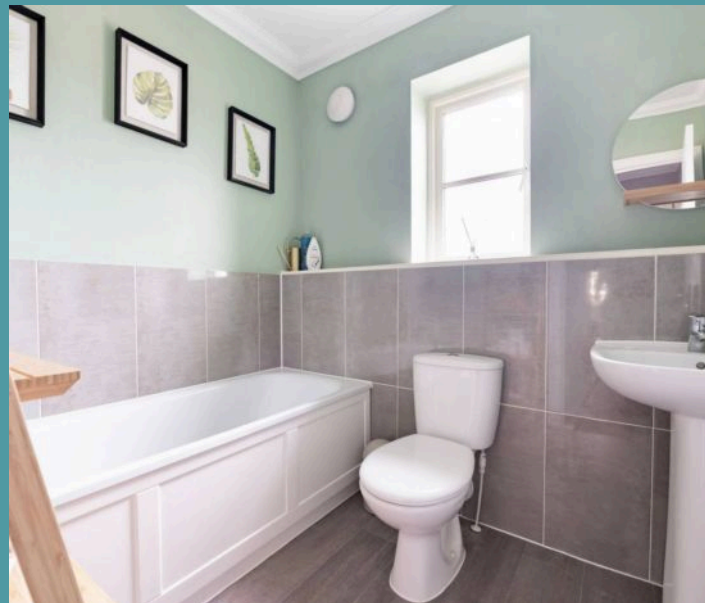
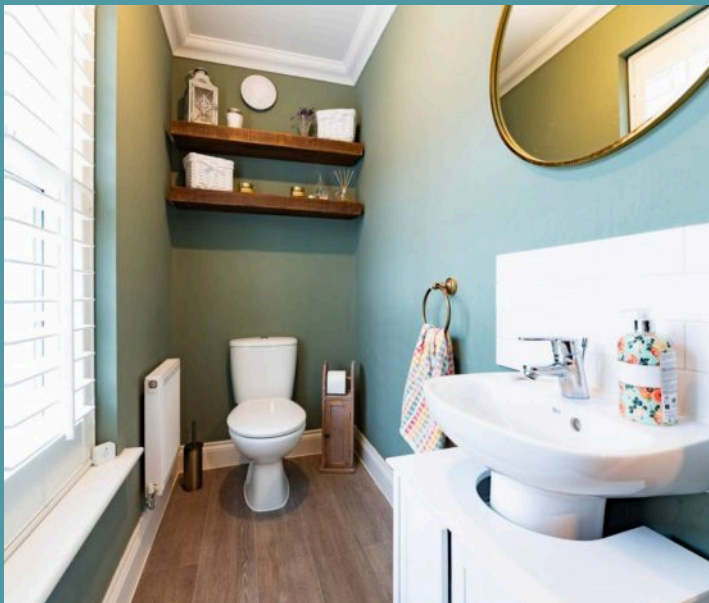
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Sprowston, Norwich

Upon entering the residence, you are greeted by a sense of elegance and space, showcasing high ceilings with a Georgian style. The main focal point being the stunning kitchen/breakfast room, designed to the highest standard, equipped with premium fixtures and fittings, including quality wall and base units, integrated appliances, an instant boiling water tap and a breakfast bar unit, creating a sleek and stylish environment that is both aesthetically pleasing and practical. A functional utility room complements the kitchen, for your laundry essentials and additional storage.

The spacious sitting room serves as the perfect setting for relaxation and social gatherings, with French doors leading out to a charming patio area that floods the room with natural light, creating a seamless connection between indoor and outdoor living spaces. A versatile dining room provides flexibility in its usage, with the option to be made into a home office, playroom, or a cosy snug, catering to the diverse needs of modern family living.

Ascend to the first floor, where you will encounter four sizeable bedrooms, each thoughtfully designed to offer the utmost relaxation and privacy. Two of the bedrooms flaunt private en-suites, exuding a sense of luxury and exclusivity, while a family bathroom serves the remaining bedrooms. Ample amount of storage can be found on this floor, for your everyday essentials.





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Outside, a beautifully landscaped garden awaits, that is west-facing offering a serene space for relaxation and outdoor entertainment. An inviting patio area provides the ideal setting for al fresco dining, while a sheltered outdoor kitchen area creates the perfect spot for your bbq or pizza oven, with lighting and speakers. The well-maintained lawn is complemented by planted beds and shrubbery, whilst a wall encloses the garden promoting a sense of privacy and seclusion.

Practicalities have not been overlooked, with a paved driveway and a carport that provides off-road parking for multiple vehicles, with an electric car charging point, as well as a garage that offers ample storage options for essential belongings.

Agents Notes

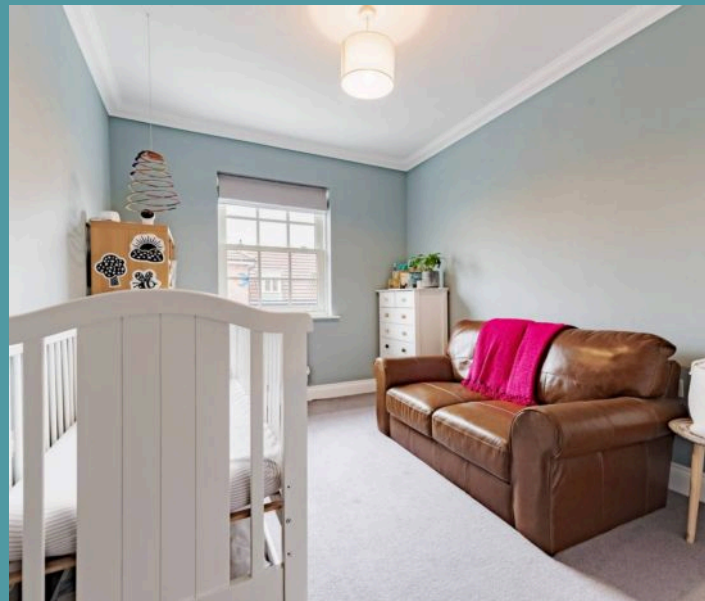
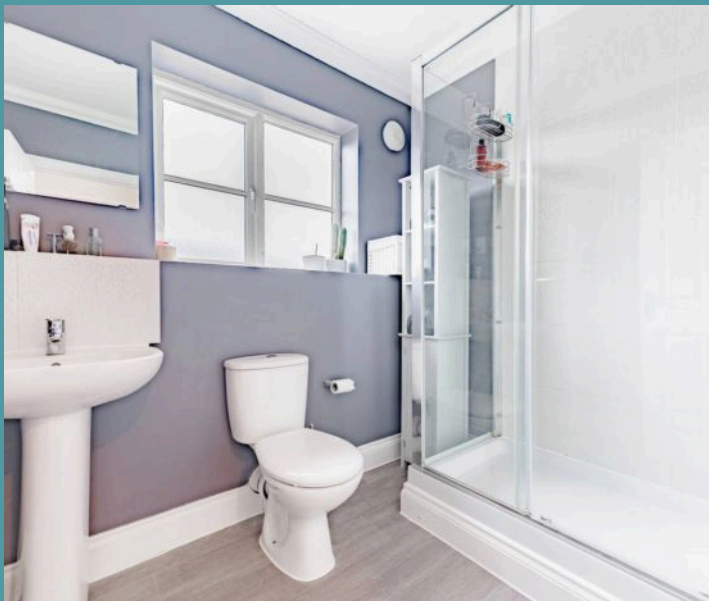
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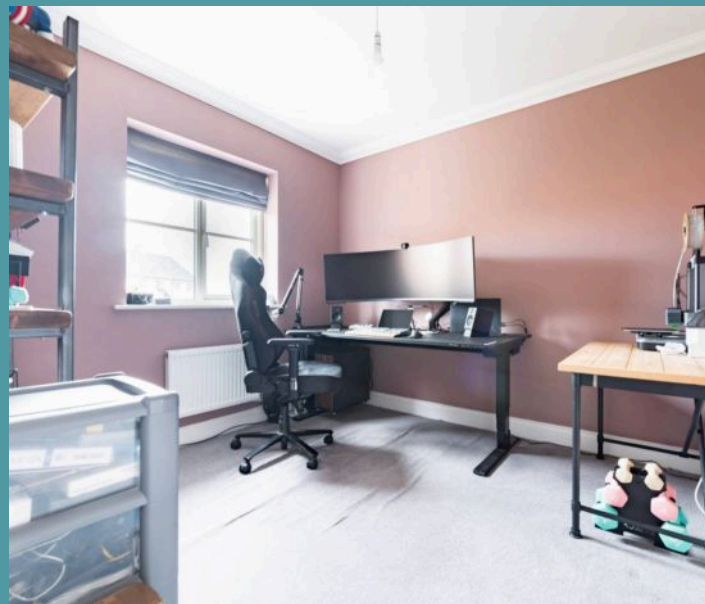
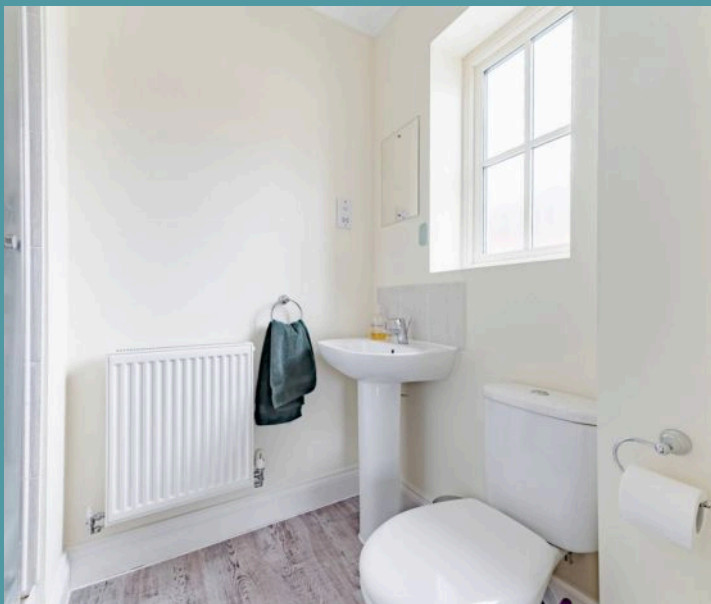
Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Maintenance fee - Approximately £120 annually.

Council Tax Band: D



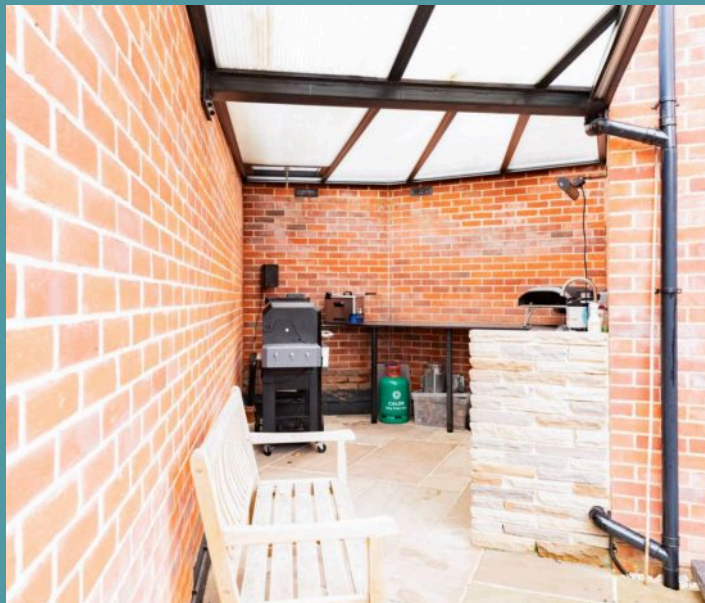


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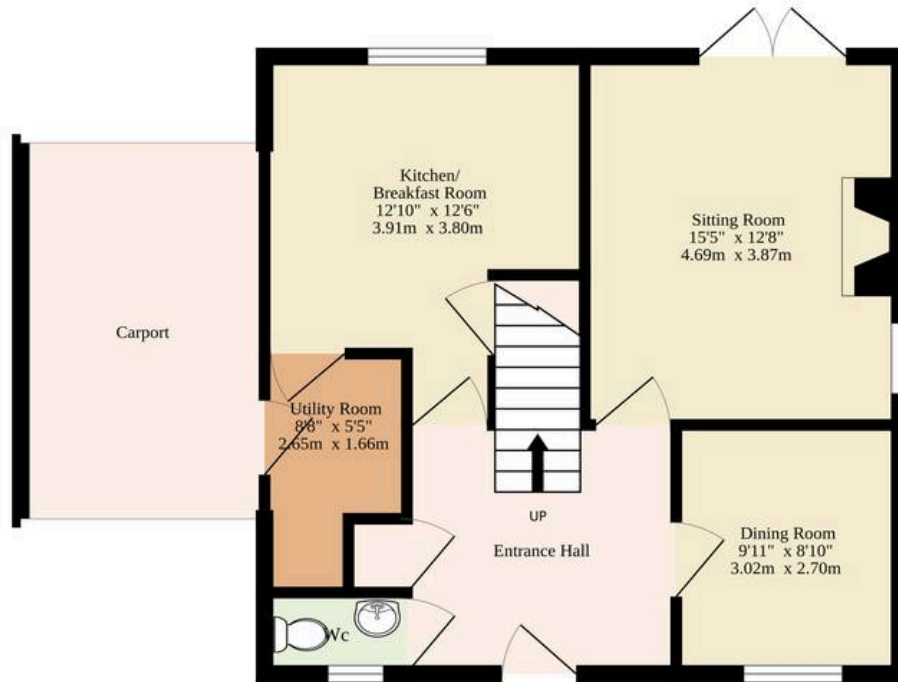
Sprowston, Norwich

- Guide price £425,000-£450,000
- Exquisite detached residence positioned on a new development in the town of Sprowston
- Immaculate family home with flexible and spacious accommodation that can adapt to your own preferences and style, showcasing high ceilings with a Georgian style
- Stunning kitchen/breakfast room equipped with premium fixtures and fittings, complemented by a functional utility room
- Spacious sitting room inviting relaxation and entertaining, accentuated by French doors that fills the room with an abundance of natural light
- Versatile dining room with the option to be a home office, playroom or a snug
- Four bedrooms, two private en-suites and a modern family bathroom
- Beautifully landscaped garden with an entertaining patio, an sheltered outdoor dining area and a maintained lawn, fully enclosed for privacy and seclusion
- Driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities, transport and within easy reach of the city centre of Norwich

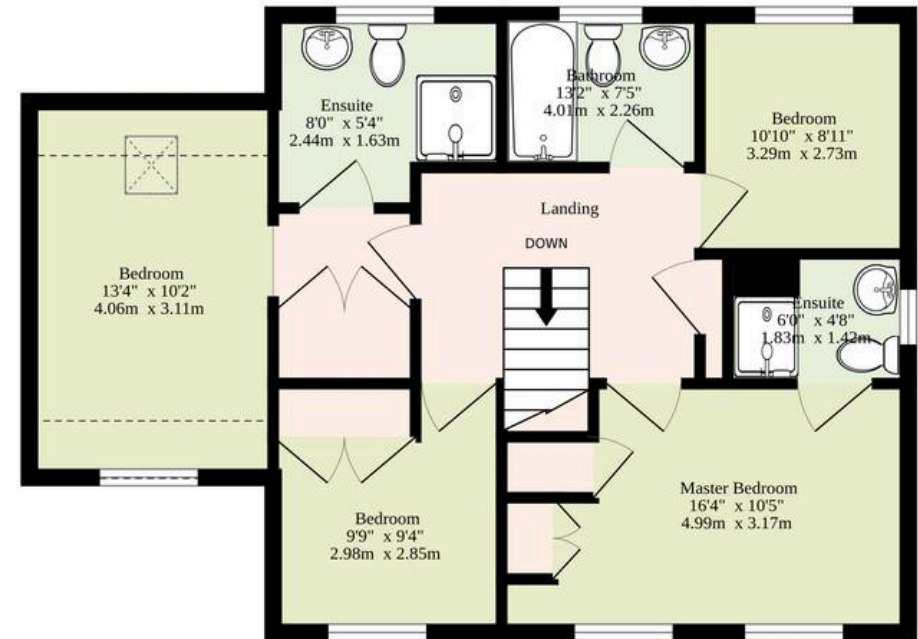
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Sprowston, Norwich



Ground Floor
623 sq.ft. (57.9 sq.m.) approx.



1st Floor
728 sq.ft. (67.6 sq.m.) approx.



Sqft Does Not Include The Carport

TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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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