



## 46 Mallard Way, Sprowston

£240,000 - £250,000 Freehold

Perfectly situated in a sought-after location, this contemporary 2-bedroom semi-detached house presents an ideal opportunity for first-time buyers or those seeking a modern living space. Boasting a 2016 build, this property is meticulously maintained and thoughtfully designed for comfortable living.



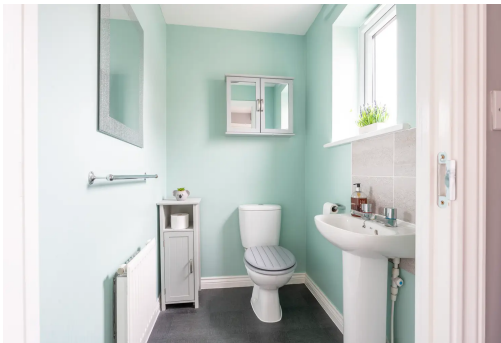
Location

Mallard Way is nestled in a charming and tranquil 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. With a friendly community atmosphere and plenty of green spaces, Mallard Way promises an exceptional living experience for families and professionals alike.



Mallard Way

Upon entering this home, you are welcomed into a hall featuring a convenient cloakroom to the right, setting the tone for the practical layout of this home. The ground floor unfolds into an inviting open-plan kitchen/living room that serves as the heart of the house. The modern kitchen is not only aesthetically pleasing but also functional. The living room offers a relaxing space with a door that seamlessly connecting the indoor and outdoor areas.





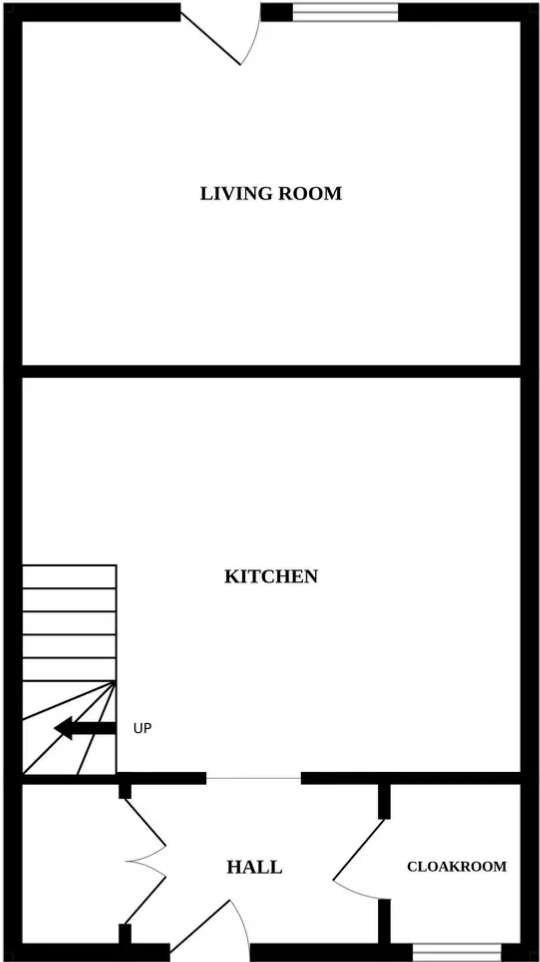
Moving upstairs, the property offers two generously sized double bedrooms, providing ample space for residents to unwind and recharge. A well-appointed family bathroom completes the upper level, featuring modern fixtures and a soothing ambience for relaxation.

The property benefits from a host of desirable features, including double glazing and a combi boiler heating system, ensuring optimal comfort and energy efficiency throughout the year. The rear garden is thoughtfully designed and meticulously maintained, offering a tranquil outdoor retreat for residents to enjoy. A convenient storage shed further enhances the practicality of the outdoor space.

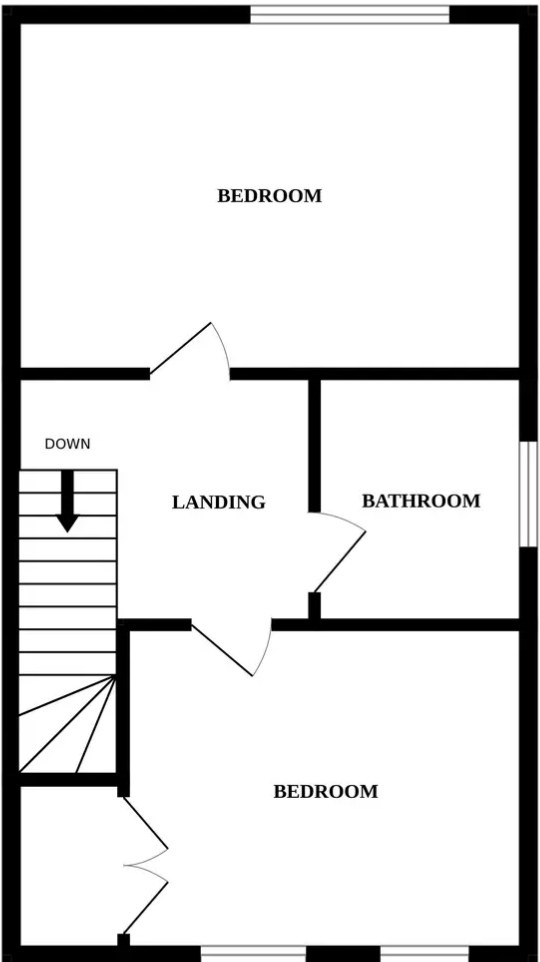
Located close to amenities, this property offers the perfect blend of convenience and tranquillity. With no onward chain, this home presents a rare opportunity for a hassle-free move-in experience. Whether you are looking to step onto the property ladder or seeking a modern dwelling in a coveted location, this property is sure to exceed your expectations. Contact us today to arrange a viewing and experience the inviting ambience and modern comforts that this property has to offer.



GROUND FLOOR



1ST 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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