



## 25 Edwards Road, Norwich

Guide Price £270,000 - £280,000 Freehold

Fantastic family home with an impressive 130ft garden. Located in the highly desirable suburb of Sprowston, this three bedroom home has been finished to the highest standard throughout. Enjoy the light and airy ambience, the wealth of space and opportunity the property holds. Perfect for families looking for a turn-key property in a great location.

The property is situated in the popular and much requested location of Sprowston which is only 2 miles north/east of Norwich City Centre. There are a wide range of local shops and parks nearby & it is in the catchment area for the popular nearby primary & high school.



## AGENTS NOTE

We understand the property will be sold freehold and connected to all mains services.

Council tax band - C.



We are delighted to present this impressive three-bedroom semi-detached house, ideally situated in a sought-after residential area of Sprowston. Boasting off-road parking with a large driveway, this property offers ample space for vehicles, ensuring convenience and ease of access for all occupants.

Upon entering, you are greeted by a warm and inviting ambience, with a bright and airy feel permeating throughout. The open-plan kitchen and diner create an inclusive and sociable space, perfect for both casual every-day living and entertaining guests. The integrated appliances add a touch of modern convenience, making meal preparation a breeze. To the front aspect, a cosy yet spacious lounge offers a tranquil space to relax and unwind in after a long day.

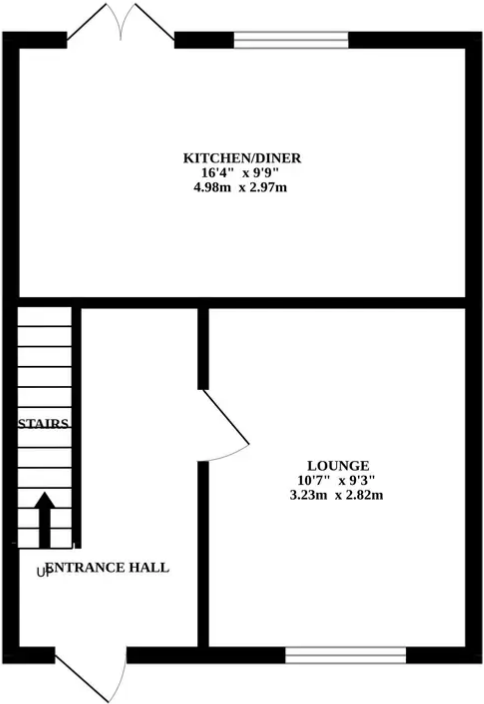
Upstairs, three spacious bedrooms await alongside the family bathroom. Finished to a high standard with a three piece suite and a shower over the bath.

The generous size garden offers a serene outdoor haven for relaxation and recreation with a patio area for alfresco dining and access into the garage.

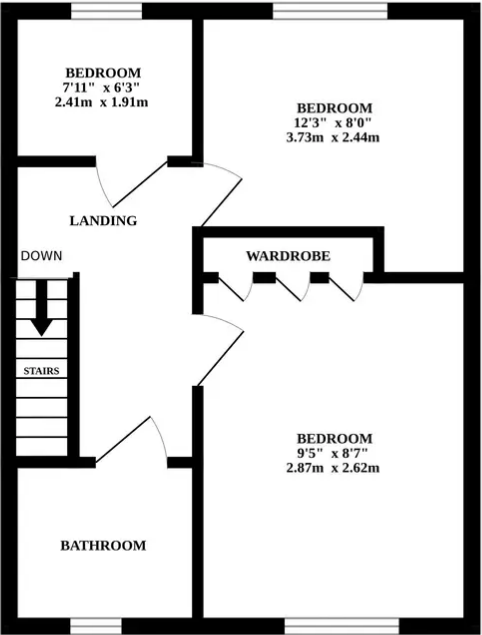
This property is situated within a highly regarded catchment area for schooling, presenting an excellent opportunity for families. A variety of shops, supermarkets, and eateries are within easy reach, catering to a diverse array of needs and preferences.



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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