



12 Nuthatch Road, Sprowston
£100,000

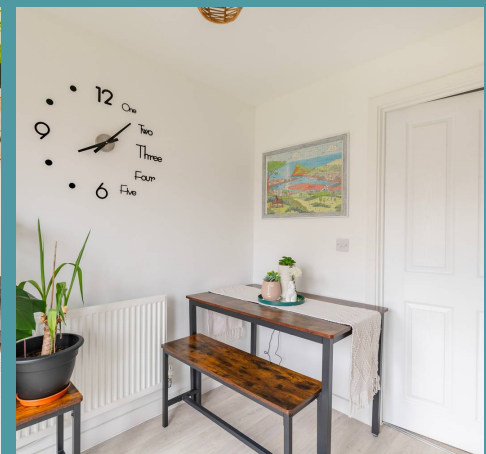
12 Nuthatch Road

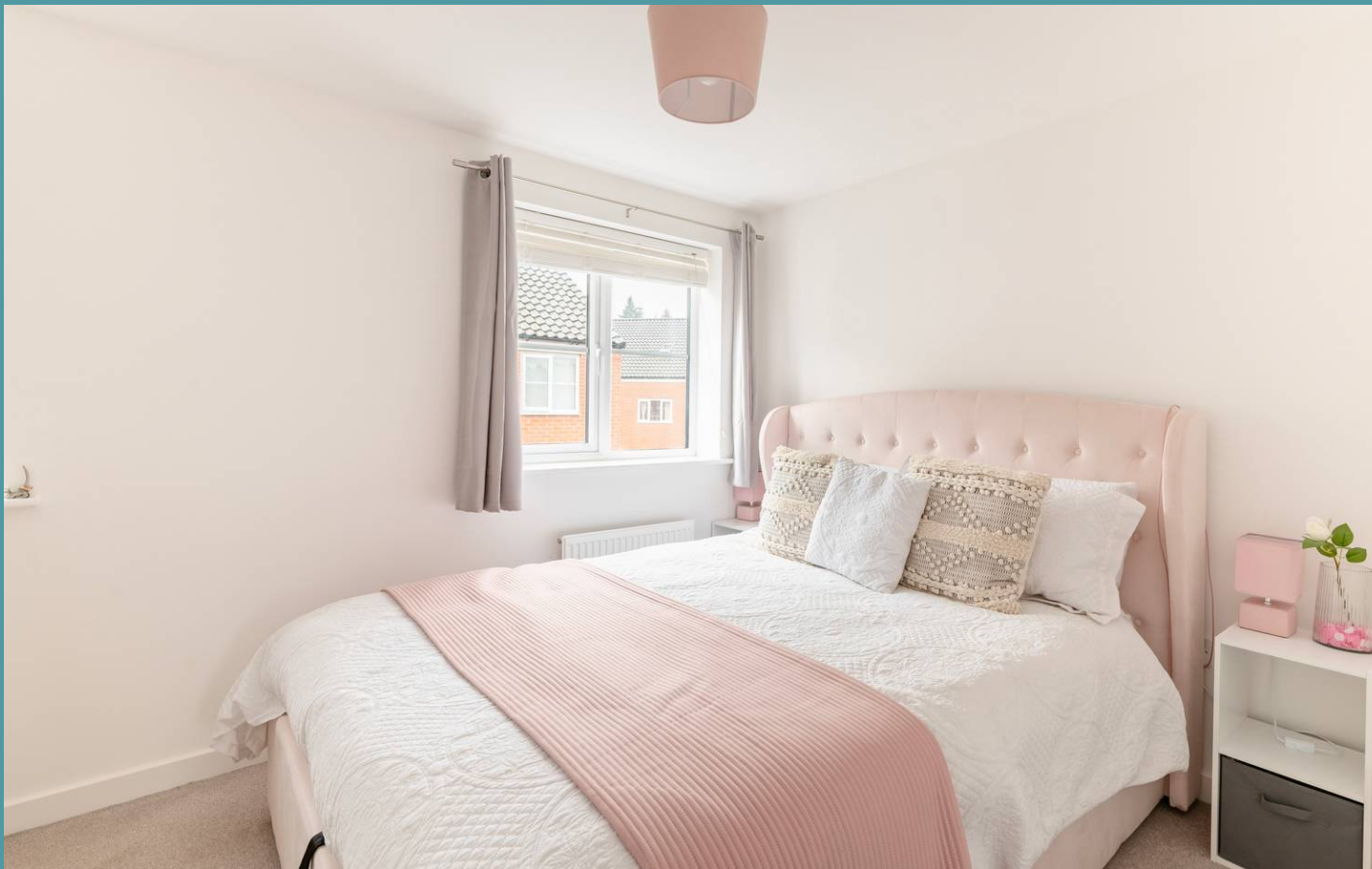
Sprowston, Norwich

This end of terrace house presents an excellent opportunity to acquire a property that is not only aesthetically pleasing but also offers practicality, comfort, and accessibility. With its bright and airy interiors, well-maintained garden, and convenient location, this home is sure to appeal to a wide range of discerning buyers looking to establish roots in a welcoming community.

LOCATION

Sprowston is a suburban area located to the northeast of Norwich in Norfolk, England. It blends the charm of a traditional English village with the conveniences of modern living. Known for its green spaces, Sprowston features well-maintained parks like Sprowston Recreation Ground and Harrison's Wood, providing residents with ample opportunities for outdoor activities. The area is largely residential, characterized by a mix of older homes and newer developments, catering to a diverse population. Sprowston is also home to several schools, shops, and community facilities, making it a self-sufficient locality with a strong sense of community. Its proximity to Norwich offers easy access to the city's amenities while maintaining a quieter, more relaxed environment.





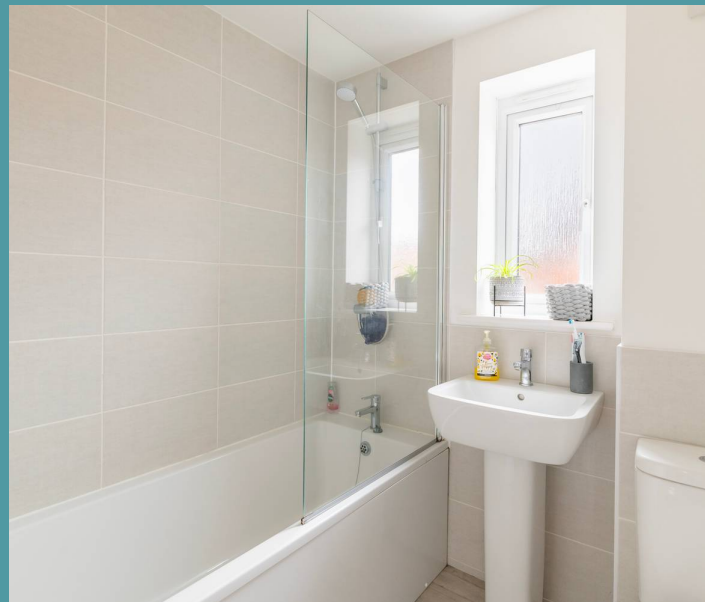
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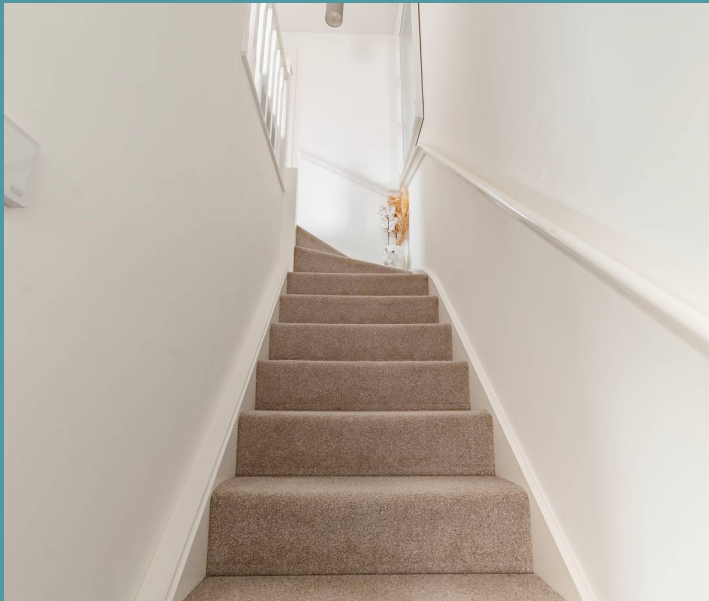
Sprowston, Norwich

Stepping into this meticulously maintained end-terrace residence, you are greeted by a welcoming entrance hall that sets the tone for the well-presented interior that awaits. Flooded with natural light, the comfortable sitting room provides a relaxing space to unwind after a long day. The heart of the home lies in the open-plan kitchen/dining room offering a perfect setting for entertaining guests or enjoying family meals. The kitchen boasts modern amenities and ample storage space, creating a functional yet stylish area for cooking for favourite meals.

Ascending the stairs, you will find two generously sized double bedrooms exuding a tranquil ambience perfect for rest and relaxation. A centrally located bathroom is conveniently situated to serve the bedrooms, providing both comfort and convenience for the residents.

The property features a well-maintained garden, fully enclosed to ensure privacy and security for outdoor activities or al fresco dining. A driveway provides off-road parking, adding to the convenience and accessibility of the residence.





12 Nuthatch Road

Sprowston, Norwich

AGENTS NOTES

We understand that this property is leasehold.

Ground rent - Approx. £380 p/a

Maintenance fee - Approx. £50 p/a

Renewal for the charges - April 2025

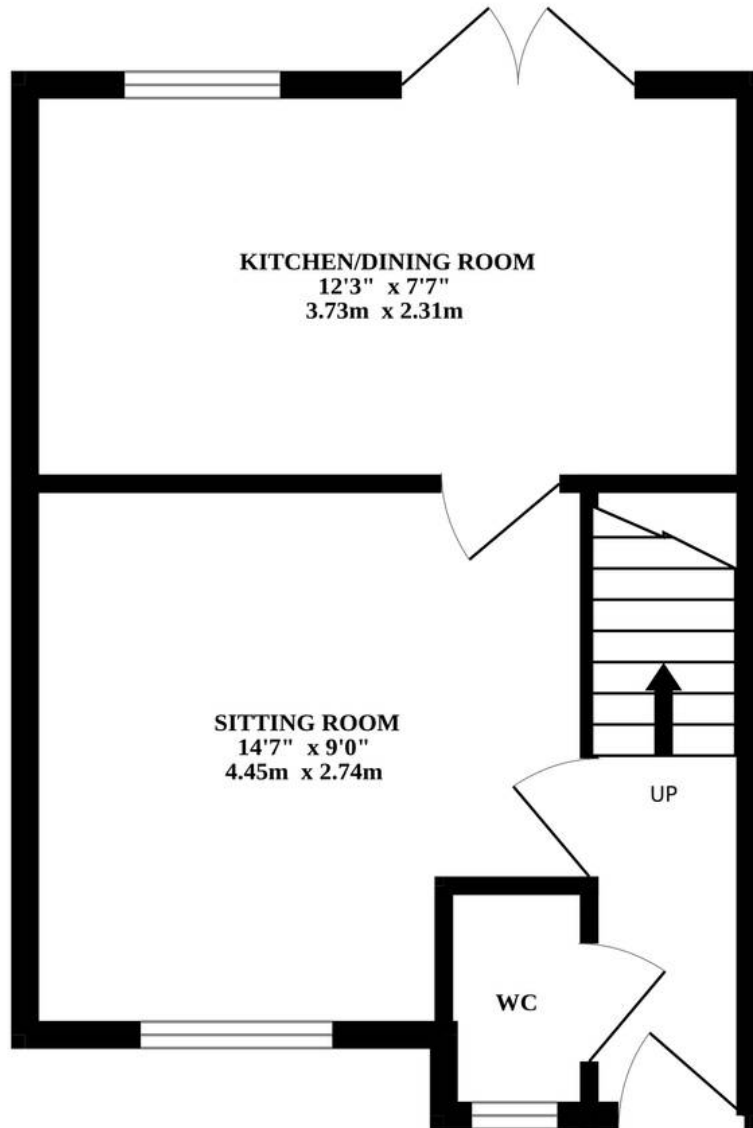
Connected to mains water, electricity, gas and drainage.

Heating system - Gas boiler.

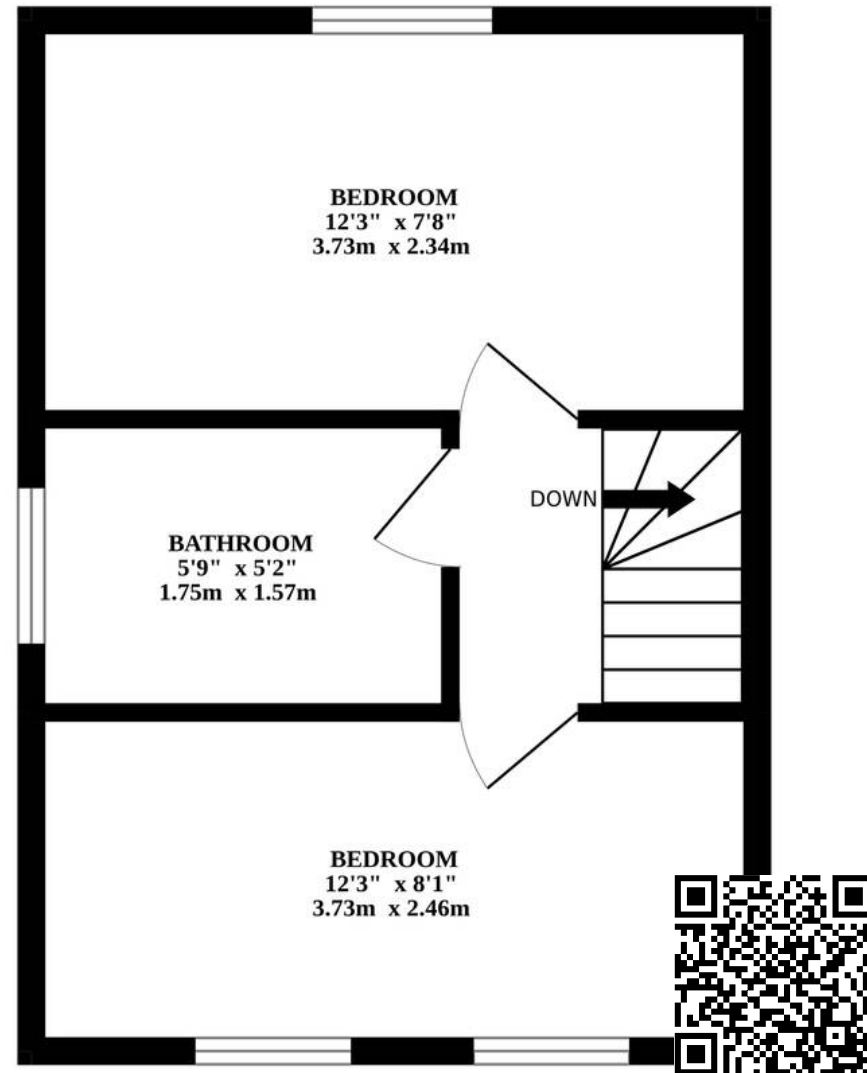
Council Tax Band: B

- END-TERRACE RESIDENCE
- PERFECT FIRST HOME OR INVESTMENT PURCHASE
- WELL-PRESENTED THROUGHOUT - BRIGHT AND AIRY
- WELCOMING ENTRANCE HALL
- COMFORTABLE SITTING ROOM - FILLED WITH NATURAL LIGHT
- OPEN-PLAN KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS & A BATHROOM
- WELL-MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS

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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