



33 Avocet Rise, Sprowston

Norwich



Minors & Brady

33 Avocet Rise

Sprowston, Norwich

Situated within a popular modern development in NR7, this well-presented three-bedroom home offers bright, practical and contemporary accommodation, ideal for families, first-time buyers or those seeking a move-straight-in property. Thoughtfully designed throughout, the home benefits from spacious proportions, a south-facing rear garden, two allocated parking spaces and a layout that has been carefully considered for comfortable day-to-day living.

Positioned close to local amenities, schools and transport links into Norwich city centre, the property combines convenience with modern living in an increasingly sought-after location.



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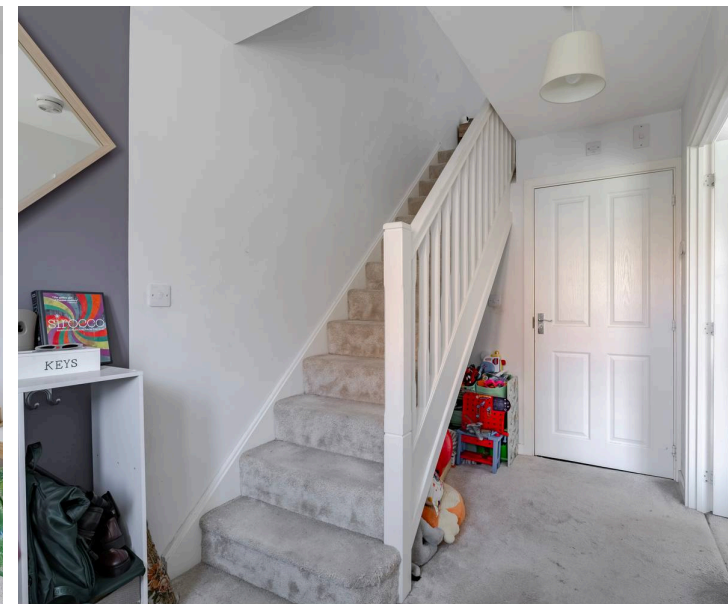
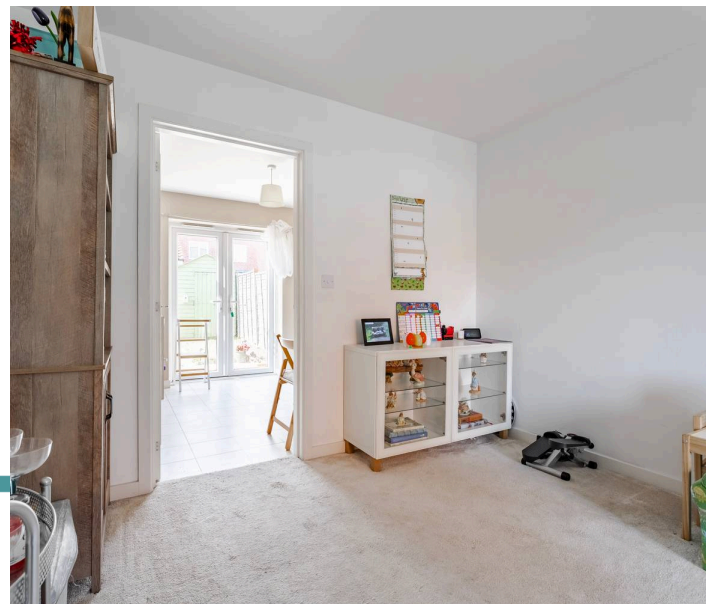
33 Avocet Rise

Sprowston, Norwich

- Modern three bedroom family home positioned within a popular and well maintained residential development
- Bright and well proportioned living room offering ample space for relaxing and entertaining
- Contemporary kitchen/dining room fitted with modern units and generous space for family dining
- Ground floor cloakroom with larger than average proportions, enhancing practicality and accessibility
- Wide hallways and thoughtful layout creating a comfortable and accessible living environment
- Spacious principal bedroom complete with built in wardrobes providing excellent storage
- Two further bedrooms positioned off the first floor landing, ideal for family living, guests or home working
- Dual thermostat heating system allowing for efficient and flexible temperature control
- South facing rear garden enjoying excellent natural sunlight throughout the day with patio area, lawn and useful timber storage shed
- Two allocated parking spaces positioned to the rear of the property

Council Tax band: B

Tenure: Freehold



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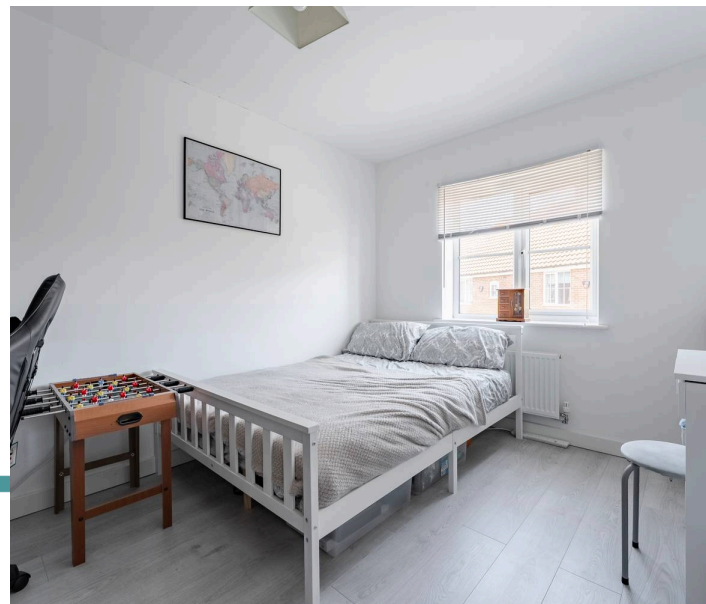
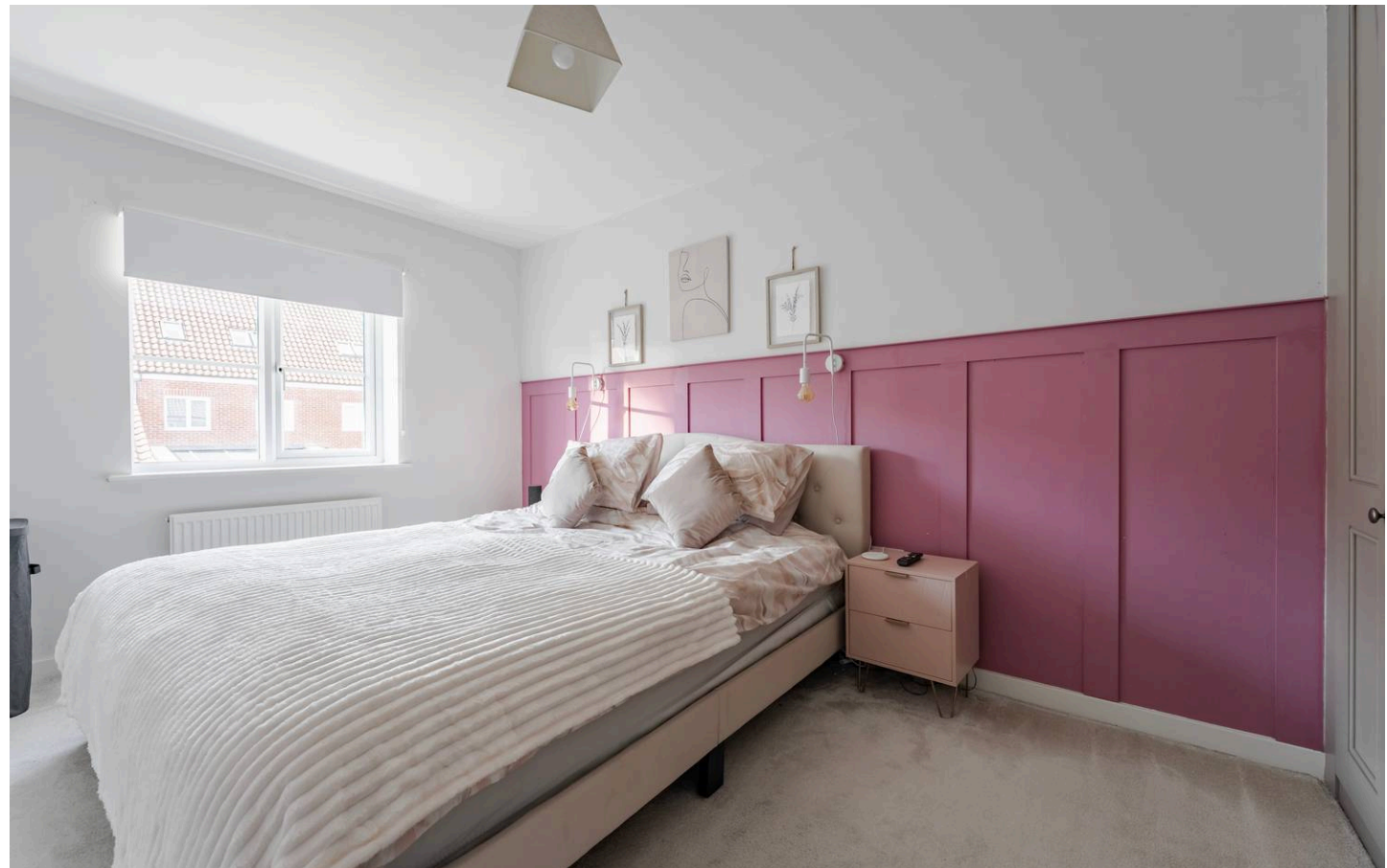
Location

Located within a modern residential development in Sprowston, Avocet Rise enjoys a convenient setting to the north east of Norwich. Sprowston offers a wide range of everyday amenities including supermarkets, schools, cafés, healthcare services, and leisure facilities, while regular public transport links provide straightforward access into Norwich city centre. The area is also well positioned for access to the Northern Distributor Road, making travel across the region more convenient.

Nearby green spaces and local parks provide opportunities for walking and outdoor recreation, while Norwich offers an extensive selection of shopping, dining, entertainment, and cultural attractions. This location combines day-to-day practicality with excellent access to both local amenities and the wider Norfolk area.

Avocet Rise

The accommodation begins with a welcoming entrance hall, notably wider than average and contributing to the home's accessible and airy feel. A generously sized ground floor cloakroom provides additional practicality, while the main living room offers a comfortable and versatile space for relaxing or entertaining.



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Positioned to the rear of the property, the kitchen/dining room has been fitted with a range of modern units and work surfaces, creating a stylish yet functional environment for cooking and family meals. There is ample space for dining furniture, with direct access out to the rear garden helping to create an easy connection between indoor and outdoor living. Upstairs, the first floor offers three bedrooms arranged off the landing. The principal bedroom is particularly spacious and benefits from built in wardrobes, providing excellent storage without compromising floor space. The remaining bedrooms offer flexibility for children, guests or home working, all served by a modern family bathroom finished in a clean and contemporary style. The property also benefits from a dual thermostat heating system, allowing for flexible and efficient temperature control throughout the home.

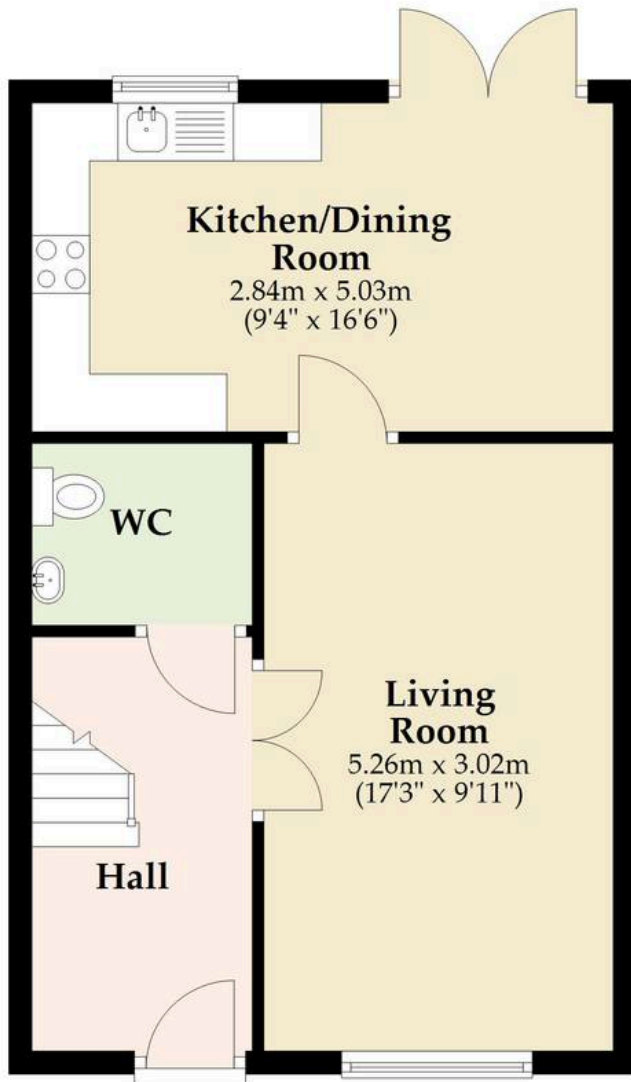
Externally, the south facing rear garden enjoys sunlight throughout much of the day and has been designed for low maintenance enjoyment, with a patio seating area, lawn and a useful timber shed for storage. To the rear of the property are two allocated parking spaces, adding further convenience to this attractive modern home.



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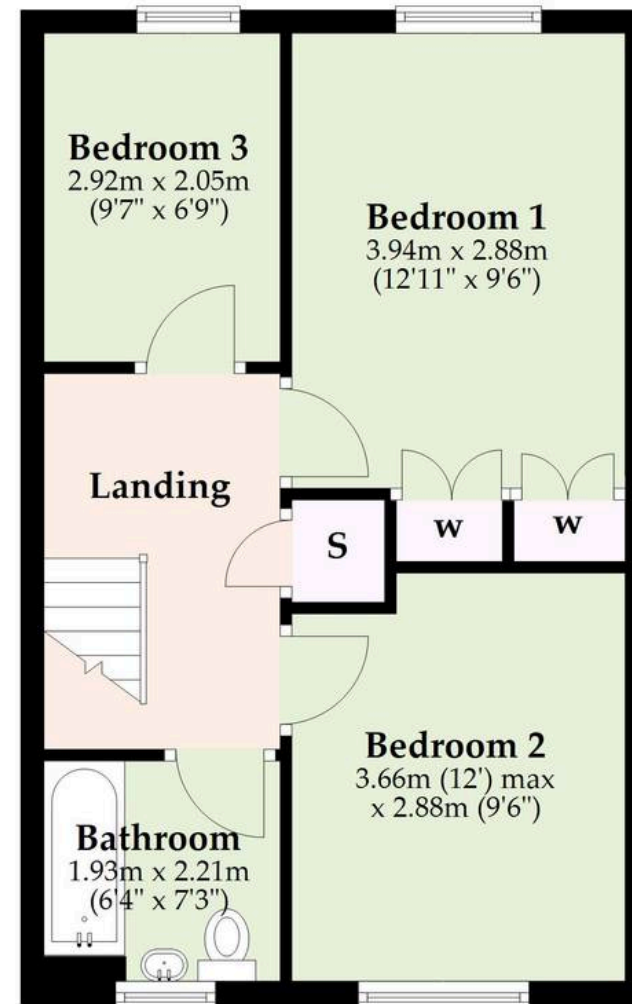
Ground Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



Total area: approx. 83.3 sq. metres (896.7 sq. feet)

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.

Plan produced using PlanUp.

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Minors & Brady
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