



17 Egyptian Goose Road, Sprowston

Norwich



Minors & Brady

# 17 Egyptian Goose Road

Sprowston, Norwich

A stylish and move-in-ready home offered with no onward chain, perfect for a range of buyers. This beautifully presented three-bedroom end terrace property has been finished to a high standard throughout and offers spacious, well-balanced accommodation. The home features a bright and airy reception room alongside a modern kitchen/diner designed for both everyday living and entertaining. Upstairs, the generous principal bedroom benefits from a private en-suite shower room, complemented by two further well-proportioned bedrooms and a family bathroom. Externally, the property enjoys an enclosed rear garden and the added convenience of two allocated parking spaces. Ready for immediate occupation, this fantastic home combines comfort, practicality and contemporary living throughout.

- Beautifully presented three-bedroom end terrace home
- Offered with no onward chain
- Spacious and bright reception room ideal for entertaining
- Modern kitchen/diner with ample storage and dining space
- Principal bedroom benefitting from a private en-suite shower room
- Two further well-proportioned bedrooms
- Contemporary family bathroom and convenient downstairs W.C.
- Enclosed rear garden offering a private outdoor space
- Two allocated parking spaces
- Finished to a high standard and ready to move straight into



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## The Location

The property enjoys a fantastic position in the ever-popular and highly requested area of Sprowston, just two miles northeast of Norwich City Centre. This prime location combines suburban ease with excellent access into the city, where a vibrant mix of shops, restaurants, historic landmarks and leisure facilities await, from the charming lanes to the iconic Norwich Cathedral, it's all within easy reach.

Sprowston itself has become increasingly favoured thanks to its strong community feel and extensive local amenities. White House Farm is a standout, offering a renowned farm shop, traditional butchery, café, and even on-site beauty and hairdressing salons, creating a lovely lifestyle hub right on your doorstep.

Both Lidl and Tesco are also within close proximity, making everyday essentials and larger grocery shops easy to manage. Families are particularly drawn to the area for its well-regarded schooling options and catchment appeal, with several popular schools nearby.

Outdoor space is well catered for too, with a range of parks and green areas offering great spots for walks, play or weekend relaxation. Commuters will appreciate the quick access to the Northern Distributor Road (NDR), streamlining journeys around the city and beyond, while Norwich's central attractions remain just minutes away, whether by car or public transport.



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## **Egyptian Goose Road, Sprowston**

Situated within the sought-after suburb of Sprowston, this beautifully presented three-bedroom end terrace home offers stylish and well-balanced accommodation finished to a high standard throughout. Ready to move straight into, the property is ideal for a range of buyers seeking modern and practical living space.

The ground floor features a bright and spacious reception room, providing a comfortable setting for both relaxing and entertaining. To the rear of the property, the kitchen/diner offers ample storage, generous worktop space and room for dining, creating a functional and sociable area within the home. A convenient downstairs W.C. further enhances the practicality of the layout.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, offering flexible accommodation suitable for families, guests or home working.

Externally, the property benefits from an enclosed rear garden offering a private outdoor space to enjoy, alongside two allocated parking spaces.

The property is also offered with no onward chain, as the current vendors have already found a new build property they wish to purchase.

### **Agents Note**

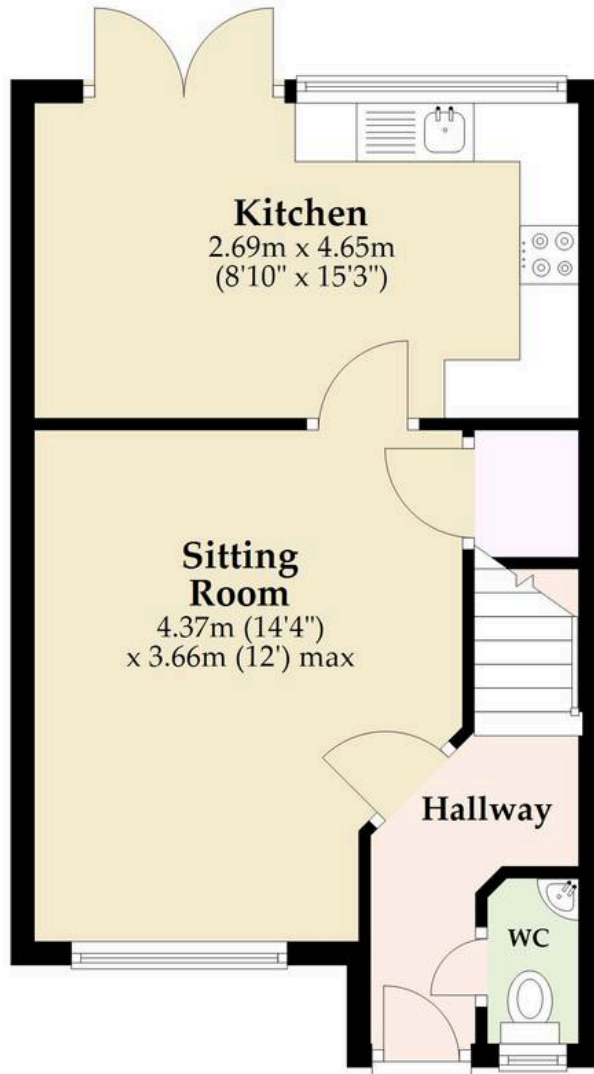
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Maintenance: £112 paid annually.



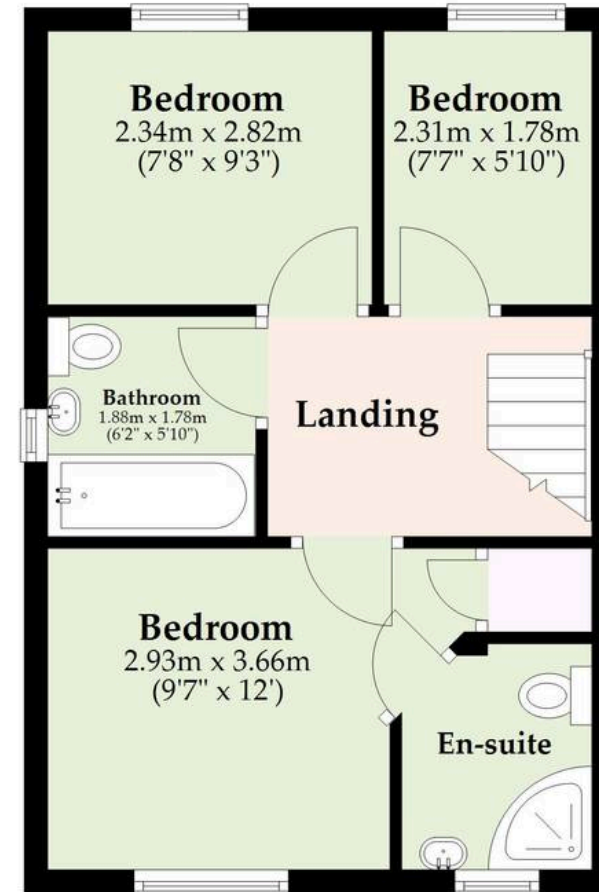
## Ground Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



## First Floor

Approx. 33.3 sq. metres (359.0 sq. feet)



Total area: approx. 68.2 sq. metres (733.9 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.

# Dreaming of this home? Let's make it a *reality*.



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Meet *Karol*  
Property Lister



Meet *Claire*  
Aftersales Team Leader

Minors & Brady  
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