

6 Swan Lane, Sprowston

In Excess of £170,000

6 Swan Lane

Sprowston, Norwich

Ideal first-time buy in a sought-after area! This modern property boasts a bright and airy entrance with built-in storage, making organisation a breeze. The light-filled living space flows seamlessly into a sleek kitchen, perfect for whipping up meals. Upstairs, two well-proportioned bedrooms offer comfort and privacy, while a dedicated parking space and visitor parking ensure ultimate convenience.

THE LOCATION

Situated on the outskirts of Norwich at Swan Lane, this property offers the best of both worlds. Enjoy the peace and quiet of a residential area while still having easy access to the excitement of the city. The prime location boasts excellent transport links, with the NDR nearby for convenient commuting. Daily errands are a breeze with a Tesco Superstore and Lidl within easy reach. Families will love the abundance of schooling options, while the local parks provides a space for outdoor fun. For those seeking relaxation, a nearby garden centre offers a haven for plant lovers and The White House Farm entices with strawberry picking in the right season, a charming cafe and even beauty treatments for some well-deserved self-care.















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SWAN LANE

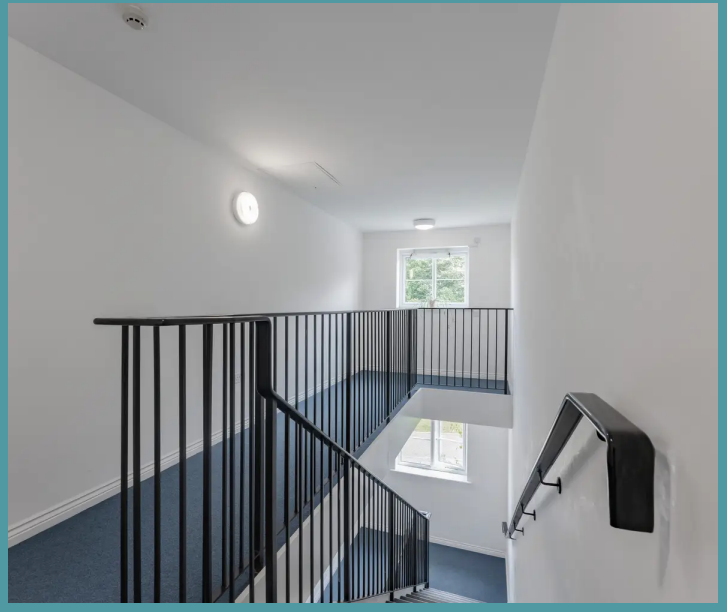
As you step into the property, you are greeted by a bright and airy entrance, thoughtfully designed with built-in storage solutions to cater to your organisational needs seamlessly.

The dual-aspect sitting room boasts a neutral decor, offering an inviting ambience for relaxation and entertainment. The space effortlessly flows into the sleek kitchen, featuring modern-gloss fitted cabinets complemented by contrasting countertops and integrated appliances, creating an enjoyable environment to cook in.

The main bedroom is characterised by generous proportions and enhanced by the luxury of an ensuite shower room, providing a private space to unwind after a long day. The additional bedroom is served by a tastefully appointed three-piece suite bathroom, ensuring comfort and convenience for residents and guests alike.







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Convenience is further highlighted by the inclusion of an allocated parking space, eliminating the hassle of searching for parking, along with additional visitor parking for guests.

AGENTS NOTE

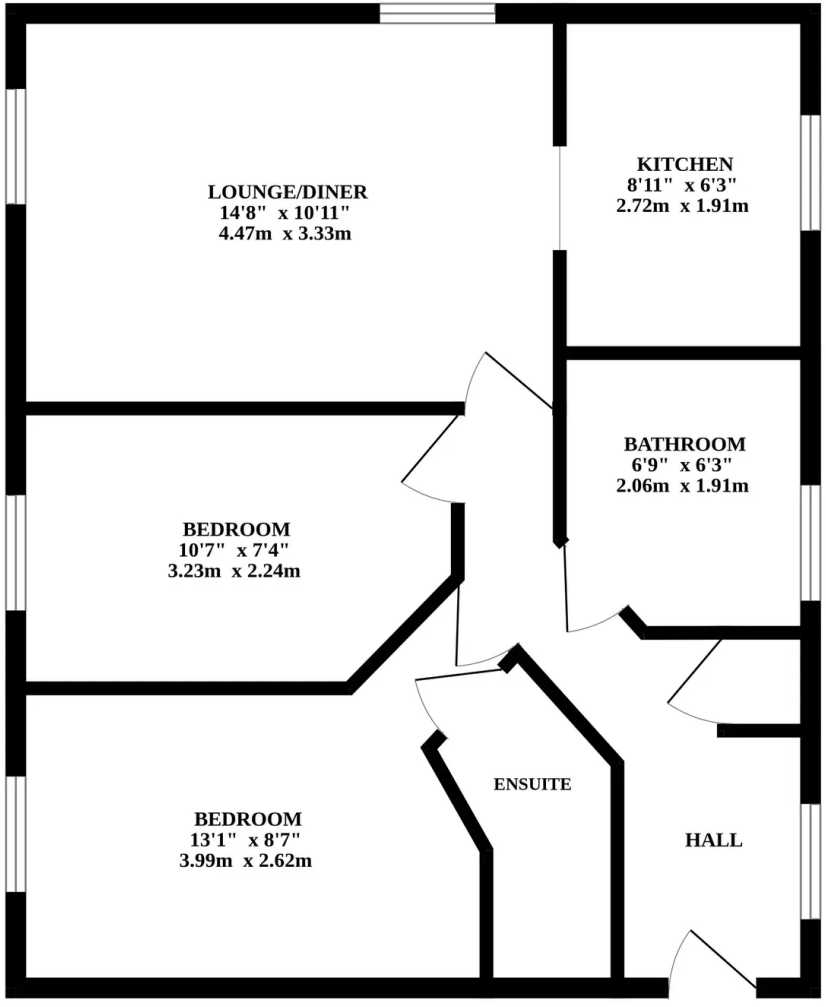
We understand this property will be sold leasehold, connected to all mains services.

Council Tax Band - **B**

Ground Rent - £250p/a

Maintenance - £95p/m

APARTMENT



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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