



BOLTON ROAD, SPROWSTON, NORWICH, NORFOLK, NR7 8GG
GUIDE PRICE £325,000 - £350,000 FREEHOLD

IMMACULATE THREE BEDROOM DETACHED HOUSE ON POPULAR MODERN DEVELOPMENT

Hellesdon | 01603 881010 | hellesdon@winkworth.co.uk



DESCRIPTION:

Located on a sought-after modern development with convenient access to schools and a range of local amenities is this spacious three-bedroom detached family home. This superb property is well-presented throughout and is guaranteed to attract lots of interest.

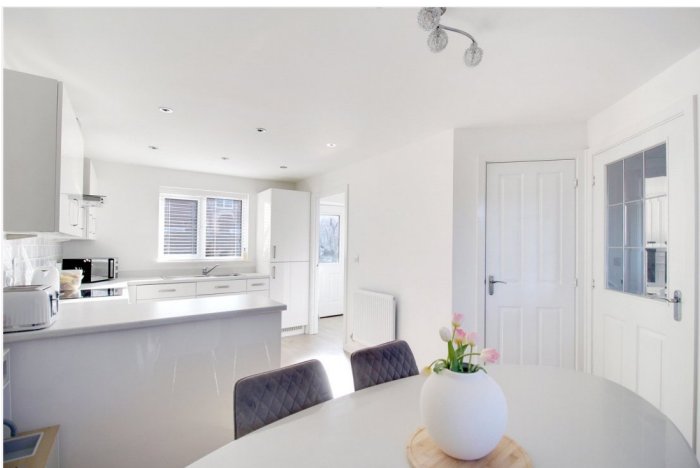
The accommodation on offer includes an 18ft lounge, a modern kitchen/diner, utility room with access to the rear garden and a WC to the ground floor. Upstairs you will find three generous bedrooms with an en suite to bedroom 1 and a modern family bathroom. The property also benefits from double glazing and gas central heating.

Outside, the property offers a picturesque outlook set back from the road as well as a front garden and a driveway with off road parking leading to a large single garage with power and light. To the rear is a beautiful and fully enclosed garden which is laid mainly to lawn with a patio area and a variety of raised shrub beds.

Properties on this sought-after development are always a popular choice, and we expect this fantastic new addition to the market to be no exception. Please call Winkworth now to arrange a viewing.

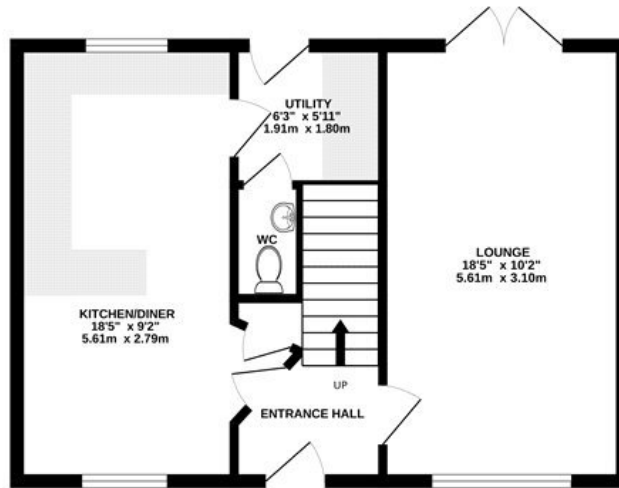
AT A GLANCE

- Guide Price £325,000 - £350,000
- Spacious 3 Bed Detached Family Home
- 18ft Dual Aspect Lounge
- Modern 18ft Kitchen/Diner
- Utility Room & Downstairs WC
- Modern Family Bathroom & En Suite
- Double Glazed With Gas Central Heating
- Ample Parking with Single Garage
- Enclosed Garden with Lawn & Patio
- Located On A Popular Modern Development

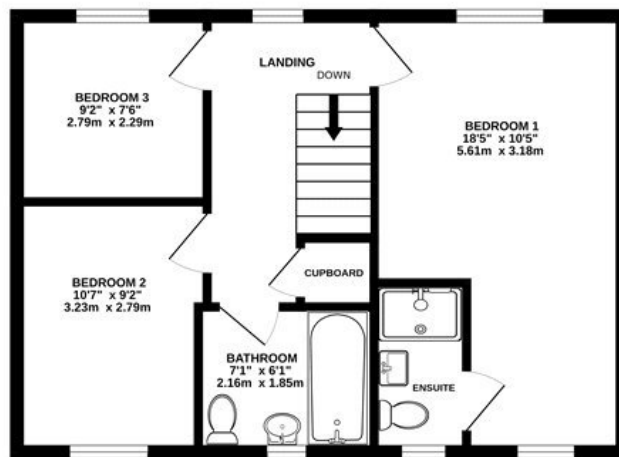




GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.5 sq.m.) approx.

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.
Made with Metropix ©2025

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Service Charge: £TBC

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.