

# propertyladder



## Barkers Lane, Norwich, NR7 8QZ

A Smart Four Bedroom Detached Sprowston Home!

**GUIDE PRICE £425,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# BEAUTIFULLY ENHANCED FAMILY HOME!

This beautifully renovated detached family home offers spacious and versatile living, having undergone extensive upgrades throughout. Practical improvements include a 2022 fitted boiler, stylish new flooring, and a sleek, modern kitchen! The accommodation comprises a welcoming entrance hall, a generously sized 22ft lounge/diner perfect for entertaining, a modern kitchen, a ground floor shower room, and a flexible fourth bedroom that can easily serve as a guest room, home office, or additional reception space. Upstairs, you'll find three well-proportioned double bedrooms, a convenient WC, and ample eaves storage, making this an ideal home for growing families.



“south-facing garden is a true highlight of the property, offering a beautifully maintained lawn bordered by mature plants”



## Overview

- Detached Family Home
- Three First Floor Bedrooms
- Two Reception Rooms
- Recently Renovated Throughout
- Driveway & 18ft Long Garage
- Boiler Installed 2022
- Ground Floor Shower Room & First Floor WC
- New Flooring & Kitchen
- South Facing Garden
- Ideal Family Home In Residential Suburb



## Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

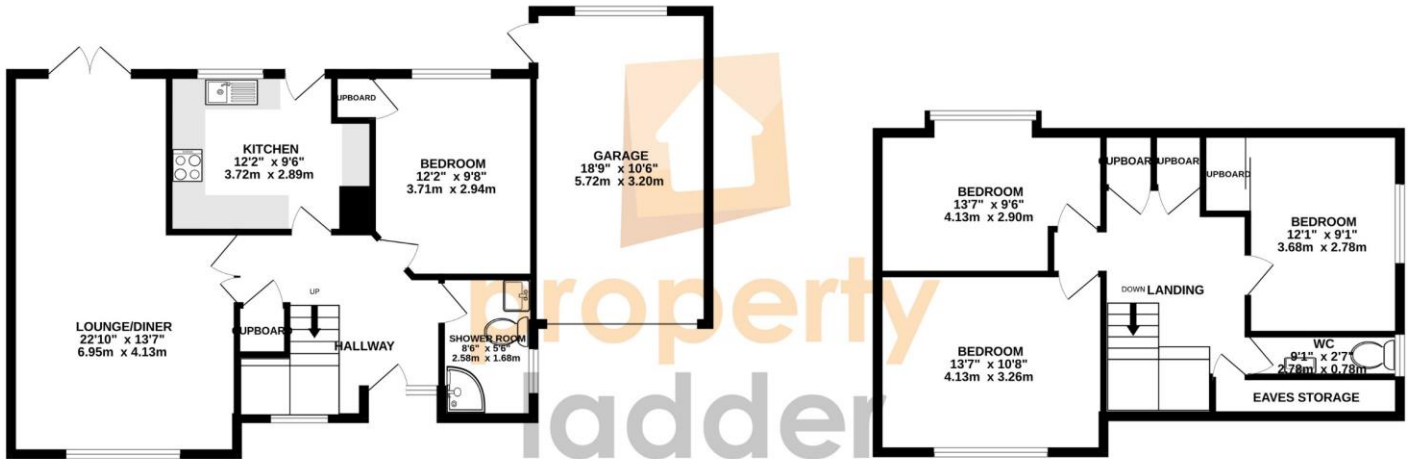


## Outside

The property offers ample off road parking with its large shingle driveway and has the added convenience of an 18ft long garage, offering additional parking or ample storage space. The south-facing garden is a true highlight of the property, offering a beautifully maintained lawn bordered by mature plants, shrubs, and decorative features that create a peaceful, private outdoor retreat. With a paved patio area ideal for outdoor dining and an abundance of greenery, this garden is both practical and picturesque.

GROUND FLOOR  
860 sq.ft. (79.9 sq.m.) approx.

1ST FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.7 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.  
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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

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

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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