

propertyladder



Fairstead Road, Sprowston

A semi detached home in Sprowston situated on a generous corner plot and offering excellent further potential to extend (STPP).

£320,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SPACIOUS SPROWSTON HOME WITH EXCEPTIONAL POTENTIAL

This chain-free, semi-detached home is situated on a generous corner plot, offering exceptional potential for further extension (STPP). Originally a three-bedroom property, the house has been thoughtfully reconfigured to provide a spacious first-floor shower room in place of the third bedroom. The ground floor features an extended entrance hall, proving an ideal space for home working, a spacious living room, a well-proportioned kitchen-diner, and a convenient WC/cloakroom. Upstairs, there are two generous double bedrooms, with the main bedroom benefitting from a large cupboard, presenting an opportunity for conversion into an en-suite shower room.



“With its expansive plot and adaptable layout, this home is perfect for those looking to create their ideal living space!”



Overview

- Semi Detached House
- Two Double Bedrooms
- Side & Rear Extension
- Generous Corner Plot
- No Onward Chain
- Potential For Further Extension (STPP)
- First Floor Shower Room
- Large Driveway & Garage
- Ground Floor WC/Cloakroom
- Spacious Kitchen/Diner



Location

This desirable suburb of Sprowston, 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.



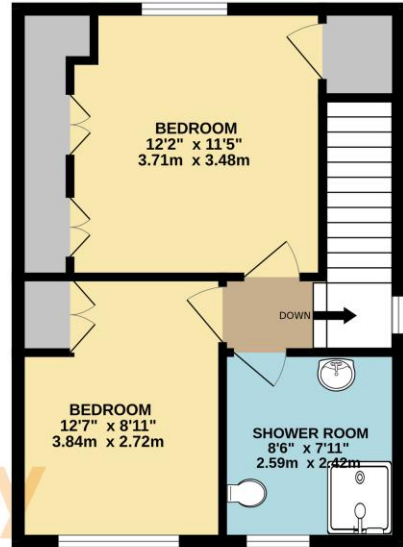
Outside

The outdoor space of this semi-detached home is a standout feature, benefiting from a generous corner plot that provides both ample garden space and excellent potential for further development. With its large shingle driveway offering ample off-road parking, it has the added convenience of a detached garage for further parking or storage. The beautifully maintained front garden is framed by a neatly trimmed hedge, offering privacy and curb appeal, while the rear garden features a mix of lawn, patio, and decorative stone areas.

GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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: C

LOCAL AUTHORITY: Broadland District Council

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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