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Tiercel Avenue, Norwich, NR7 8JN

A Charming Two Bedroom Semi Detached Home!

GUIDE PRICE £265,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

PERFECT PROPERTY IN AN IDYLIC SETTING!

Nestled in the desirable area of Sprowston, this well-presented two-bedroom property offers a comfortable and spacious living experience. Boasting two generously sized reception rooms, a modern kitchen, and a recently re-fitted shower room, the home is ready for modern living. The added bonus of a bright conservatory provides the perfect space to relax and enjoy the surrounding views.

With its charming features, excellent location, and beautiful setting, this property truly offers the best of both worlds.



“The added bonus of a bright conservatory provides the perfect space to relax and enjoy the surrounding views”



Overview

- Semi Detached Property
- Two spacious bedrooms
- Two reception rooms
- Modern kitchen
- Re-fitted shower room
- Bright conservatory perfect for enjoying views of the garden and park.
- Backing onto Sparhawk Park
- Close proximity to local amenities



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.

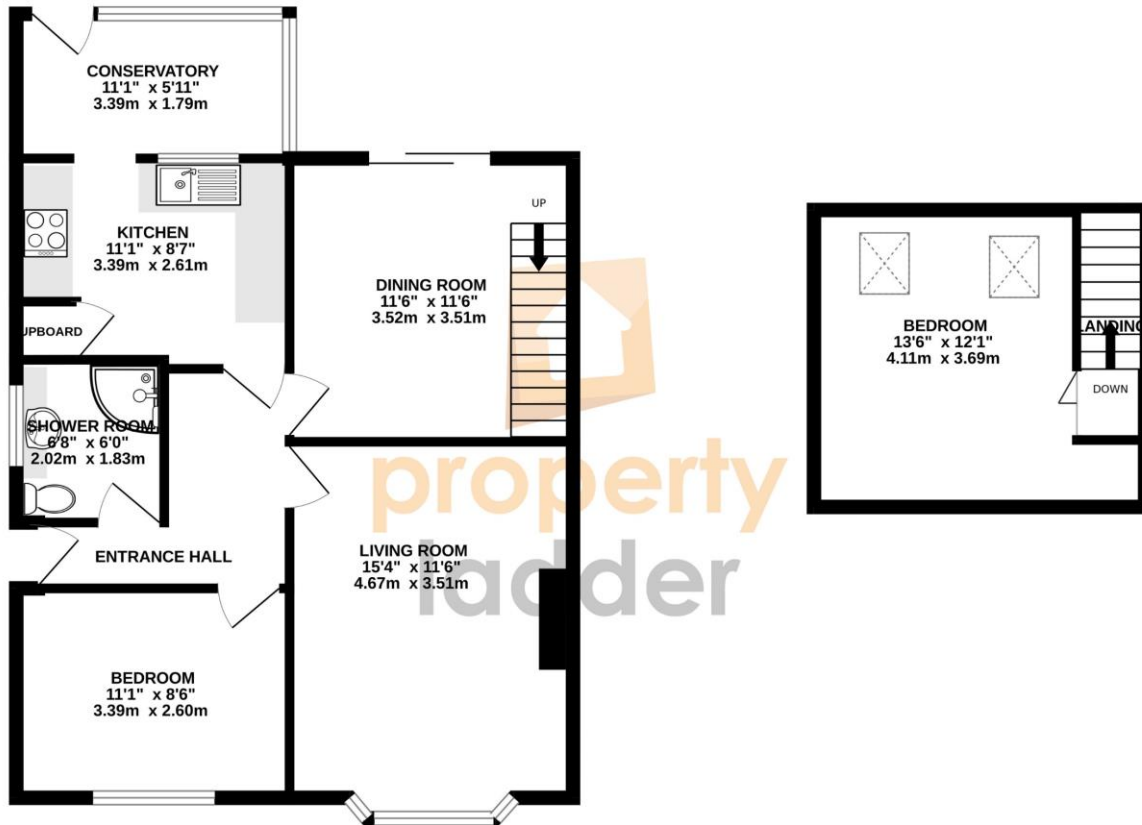


Outside

Backing onto the tranquil Sparhawk Park, this property offers the perfect blend of peaceful surroundings and easy access to nature. The park provides a serene backdrop, perfect for leisurely walks or outdoor activities. Additionally, a wide range of local amenities, including shops, schools, and transport links, are all within close reach, making this an ideal location for both convenience and quality of life.

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.

1ST FLOOR
163 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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