

propertyladder



Coot Drive, Sprowston, NR7 8DW

A Modern Ground Floor Two Bedroom Apartment By Hopkins Homes!

GUIDE PRICE £186,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SLEEK DESIGN, SUPERB LOCATION, COMFORT!

Situated within a sought-after modern development, this stylish two-bedroom ground floor apartment offers contemporary living with all the comforts of a quality build by renowned developers, Hopkins Homes.

The heart of the home is a bright and spacious open-plan kitchen, dining, and living area - perfect for relaxing or entertaining guests. The kitchen is well-appointed with modern fittings and integrated appliances, seamlessly blending into the living space for a clean, modern look.

There are two well-proportioned bedrooms, offering comfortable accommodation for a range of buyers, from professionals and first-time purchasers to those seeking a manageable downsize. A sleek, white bathroom suite completes the interior, adding to the apartment's fresh, modern feel.



“a stylish open-plan kitchen/living area, sleek white bathroom, communal gardens& allocated parking”



Overview

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- OPEN PLAN KITCHEN - DINING - LIVING ROOM
- ALLOCATED PARKING SPACE & VISITORS PARKING
- CLOSE TO AMNITIES
- GAS CENTRAL HEATING
- MODERN BATHROOM SUITE
- POPULAR DEVELOPMENT
- SECURE ENTRY SYSTEM
- MUST BE SEEN!





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

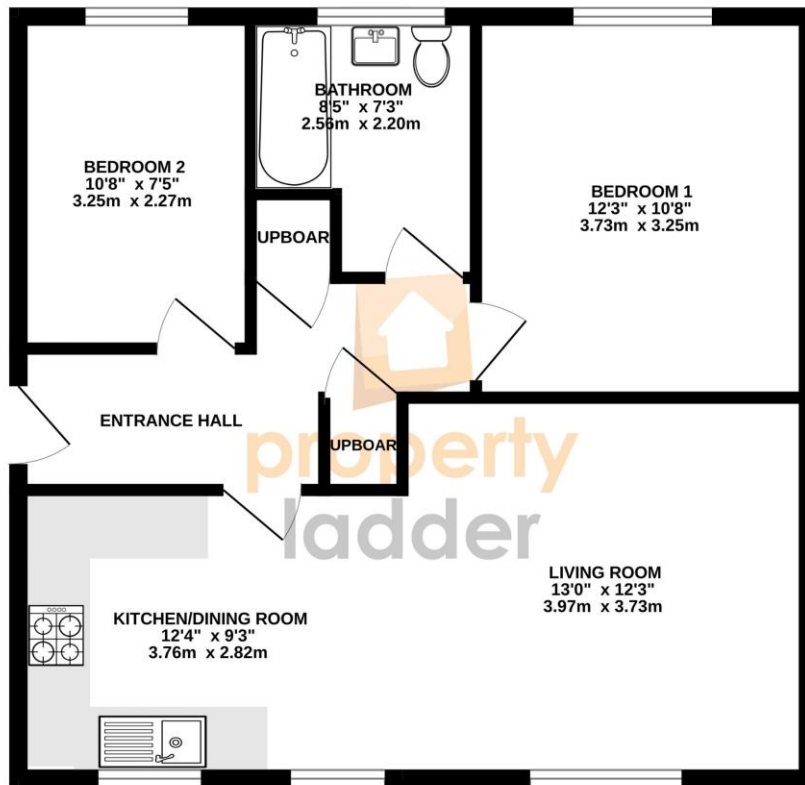


Outside

Externally, the property benefits from well-maintained communal gardens and an allocated parking space for added convenience.

This well-located apartment is an excellent opportunity for anyone looking for a low-maintenance, high-quality home in a well-connected area.

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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: B

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 | 83 B | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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