



ICONIC  
ESTATE AGENTS

Corbet Avenue, Sprowston  
OIEO £300,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham 01603 261104  
Norwich 01603 740044

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Traditional Semi Detached Home
- Porch & Hall Entrance
- Three Bedrooms
- Fitted Kitchen
- Bay Fronted Lounge
- Separate Dining Room
- Family Bathroom
- Generous Mature Rear Garden
- Tandem Garage & Ample Driveway
- Offered With No Onward Chain
- Requested Location
- EPC Rating Tbc / Council Tax Band C

## Description

Iconic are pleased to offer to market this beautiful traditional home situated in the popular suburb of Sprowston just North of Norwich city centre.

Offered with no onward chain, this attractive property features a mature garden to the rear and early viewing is advised.

The accommodation comprises; covered external porchway with door leading to the inner hallway. The inner hallway is a good size with staircase which rises to the first floor and doors which lead to all rooms. The sitting room is located to the front aspect benefitting from a bay window. This lovely room also has a feature fireplace and a door leading to the dining room. To the rear aspect there is a fitted kitchen with pantry cupboard. An archway leads through to the dining room which features a wall hung gas fire and patio doors to the rear garden.

To the first floor there is a landing which has an airing cupboard and doors which lead to all rooms. The bedrooms are well proportioned with the master offering built in wardrobes and the third bedroom benefitting from a storage cupboard. There is also a family bathroom with two piece suite which comprises a panel bath with shower over and hand wash basin with a separate WC also situated from the landing.

## Outside

To the outside the property is approached via a gravel driveway which offers ample off road parking for multiple cars. There is further parking behind the timber gates with access to the tandem garage which measures over 20' in length. To the rear aspect there is an attractive mature garden all enclosed by timber fencing. Well stocked with mature flowers and shrubs, the garden is mainly laid to lawn and also has a separate patio area perfect for enjoying the summer evenings. There is also an external WC to the side aspect and a greenhouse.

## Location

The property is located within easy access to all local amenities including Sprowston Hall Manor Golf Club, several supermarkets, junior and high schools. There is an excellent bus service into Norwich City Centre with close access to the Northern Distributor Road.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

## Local Authority

Broadland District Council, Thorpe Lodge, 1  
 Yarmouth Road, Norwich, NR7 0DU. 01603 431133  
 Council Tax C

## Directions

From the A1042 Household Lane, turn into Corbet Avenue where the property can be found indicated by our For Sale Board.

