



Sandpiper Way, Sprowston, Norwich, NR7 8UQ

welcome to

Sandpiper Way, Sprowston, Norwich

The well-presented family home is new to the market! An excellent opportunity for a family home, located in the sort after location Sprowston, close to local amenities.

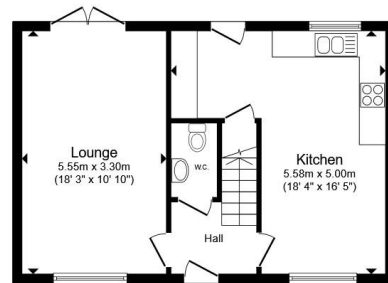


Description

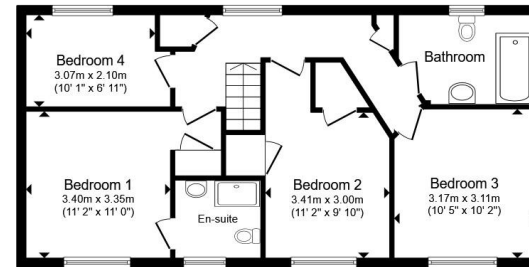
The ground floor has been carefully thought out to provide comfortable living. Providing an open-plan kitchen dining area serving as the heart of the home. A well-proportioned living area offers a bright and airy space for every day relaxing and entertaining. The ground floor further benefits from the convenience of a downstairs WC.

The first floor provides a spacious accommodation, offering four generously sized bedrooms, offering versatile and comfortable living. The principal bedrooms features a private en suite fitted with a shower, hand basin and WC. A modern family bathroom completes the first floor, fitted with a bath, WC and hand basin. further completing the home is two generous storage cupboards off the landing, further enhancing the homes practicality.

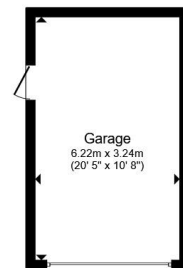
Located in a well-established residential area in north east of Norwich. Ideally located in a short distance from local supermarkets, schools for all ages, healthcare facilities. Regular transport links run to the city centre and surrounding areas.



Ground Floor



First Floor



Garage

Total floor area 128.8 m² (1,386 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/NOR144622



welcome to

Sandpiper Way, Sprowston, Norwich

- Single garage and parking
- Link-detached
- Four bedrooms
- Principle bedroom with en suite
- Private enclosed rear garden
- Downstairs WC
- Built in 2021

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR144622](https://www.williamhbrown.co.uk/Property/NOR144622)



Property Ref:
NOR144622 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)