

# Arnolds | Keys



**4 Starling Avenue, Sprowston, NR7 8GU**

**Guide Price £350,000**

- BEAUTIFULLY PRESENTED MODERN HOME
- DOUBLE WIDTH DRIVEWAY & INTEGRAL GARAGE
- VERSATILE AND STYLISH ACCOMMODATION
- CLOSE TO CITY OF NORWICH
- WELL KEPT SOUTH WEST FACING GARDEN
- LIVING AREA WITH JULIET BALCONY
- OPEN PLAN KITCHEN/DINER/LIVING ROOM
- OVERLOOKING ADJACENT WOODLAND AND THE GREEN

# 4 Starling Avenue, Sprowston NR7 8GU

A beautifully presented modern home occupying an enviable position overlooking the green and adjacent woodland in the sought after village of Sprowston. This impressive property offers bright, stylish, and contemporary accommodation arranged over three floors. Outside, the home benefits from a double width driveway, an integral garage, and a generously sized south west facing rear garden.

 4  2  1  B

Council Tax Band: D



## DESCRIPTION

Situated on a popular development within the sought after village of Sprowston, this beautifully presented modern townhouse enjoys a prime position within the development; overlooking the green and adjacent woodland.

Offering spacious, contemporary and light filled accommodation arranged over three floors, the property comprises a welcoming entrance hall with a cloakroom, access to the utility room, integral garage, and a versatile ground floor bedroom that is equally suited as a home office.

The first floor features an impressive open plan kitchen/dining area and a generous living room with a Juliet balcony, providing delightful views. On the second floor are three well proportioned bedrooms, including a principal bedroom with an en suite shower room, together with a modern family bathroom.

Outside, the property benefits from a double width driveway leading to the integral garage, while the attractive south west facing rear garden provides the perfect space for relaxing and entertaining.

## ENTRANCE HALL

Composite door to front entrance, LVT flooring, carpeted stairs to first floor with built in storage underneath, door to integral garage, radiator.

## CLOAKROOM

Fitted with a WC, wash hand basin, extractor fan, LVT flooring.

## UTILITY ROOM

Composite door to rear garden, fitted with base units with worksurface over, space and plumbing for washing machine and tumble dryer, wall mounted boiler, radiator, LVT flooring,

## BEDROOM FOUR/STUDY

Double glazed window to rear aspect, radiator, LVT flooring.

## FIRST FLOOR LANDING

Carpeted, stairs to second floor.

## KITCHEN/LOUNGE/DINER

A dual aspect room with two double glazed windows to rear aspect, one to front and Juliet balcony overlooking the green. The kitchen/diner is fitted with a range of wall and base units with inset one and a half sink and drainer, space and plumbing for a dishwasher, fitted electric oven with four ring electric hob and cooker hood over, space for free standing fridge/freezer, LVT flooring. The living area is carpeted.

## SECOND FLOOR LANDING

Two built in storage cupboards, carpet.

## BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising bath with Mira power shower, WC, pedestal wash hand basin, radiator, vinyl flooring, extractor fan.

## BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

## ENSUITE

Fitted with a shower cubicle with mains connected standard and rainfall shower head, WC, pedestal wash hand basin, heated towel rail, extractor fan, vinyl flooring.

## BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

## BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.

## EXTERNAL

To the front the property features a brick weave double width driveway with access to the integral garage, which has an up and over door, power and lighting. To the rear the property features a paved patio seating area and is laid to astro turf with a shed.

## AGENTS NOTES

This property is freehold.

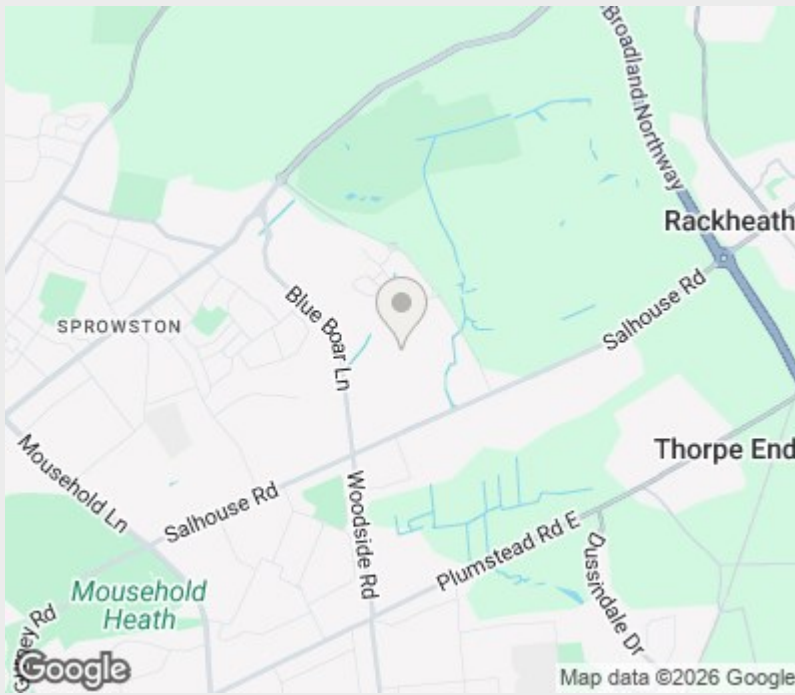
Mains drainage, electricity, water and gas connected.

Council tax band: D (Broadland)

## LOCATION

Sprowston is a highly sought after suburb located approximately two miles to the north east of Norwich. Sprowston offers easy access to a wide range of shopping, dining and cultural attractions as well as excellent transport links including the nearby Northern Distributor Road, providing convenient routes to the Norfolk Broads, coastline and beyond. Regular public transport services also connect Sprowston to the city, making it ideal for commuters.

The area is well served by a variety of local amenities, including supermarkets, independent shops, cafés, and well regarded schools for all ages. Sprowston also benefits from a number of parks and green spaces, offering opportunities for outdoor recreation and leisure. Its close proximity to both the historic city of Norwich and the scenic Norfolk countryside makes it an appealing choice for families, professionals, and those seeking a well-connected lifestyle.



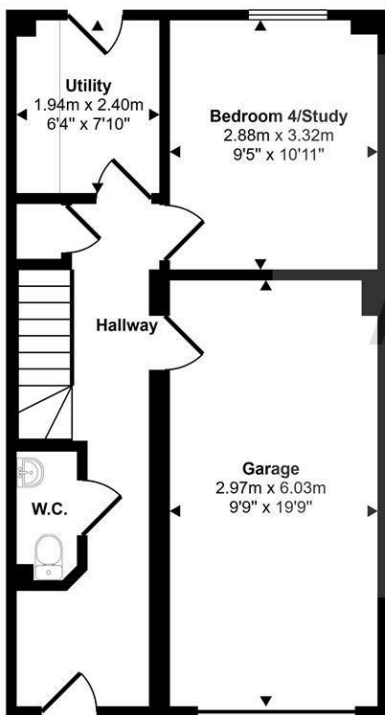
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

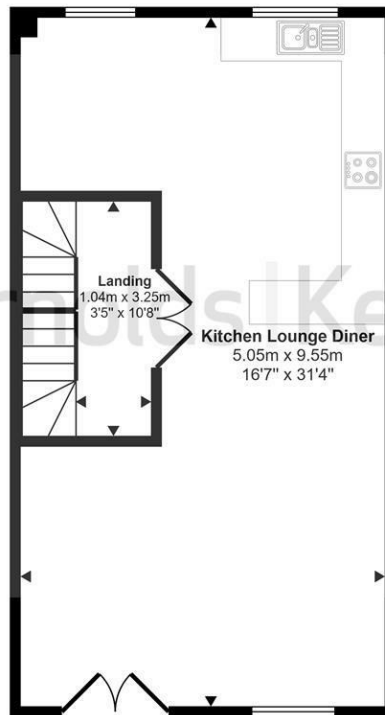
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

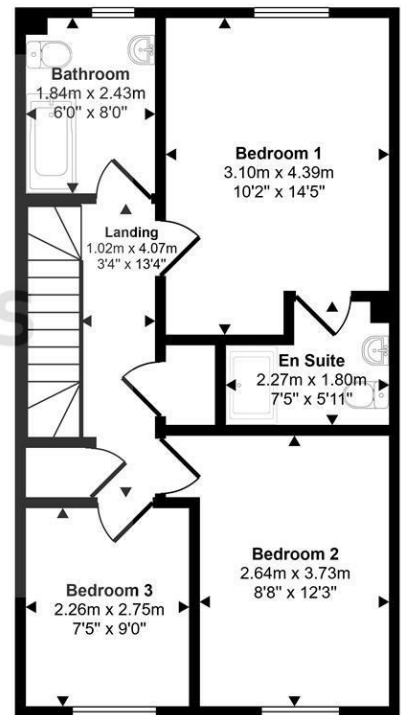
Approx Gross Internal Area  
145 sq m / 1561 sq ft



Ground Floor  
Approx 48 sq m / 517 sq ft



First Floor  
Approx 48 sq m / 521 sq ft



Second Floor  
Approx 49 sq m / 523 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.