



21 Tusting Close, Norwich  
£325,000



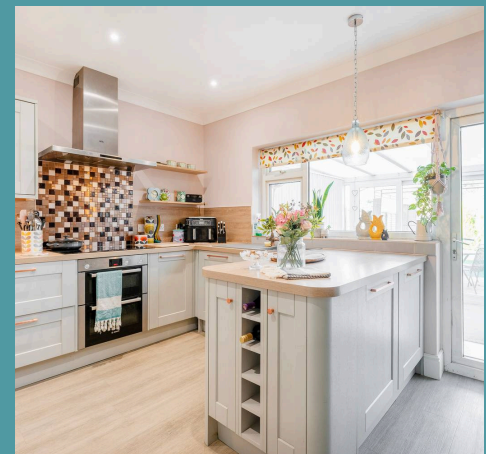
## 21 Tusting Close

Norwich, Norwich

Boasting a prime location with excellent connections, this home offers the perfect balance of family-friendly living and modern style. Designed to cater to today's lifestyle, it retains a fresh, contemporary feel throughout. The inviting living room, complete with a focal log burner, exudes warmth, while the shaker-style kitchen, enhanced by rose gold accents, provides a casual dining area that leads to a bright conservatory. Upstairs, three bedrooms await, including a master with a walk-in wardrobe—truly a luxurious find. Outside, the generously sized private garden offers ample space for children and pets, complemented by the added convenience of off-road parking.

Council Tax band: B

Tenure: Freehold







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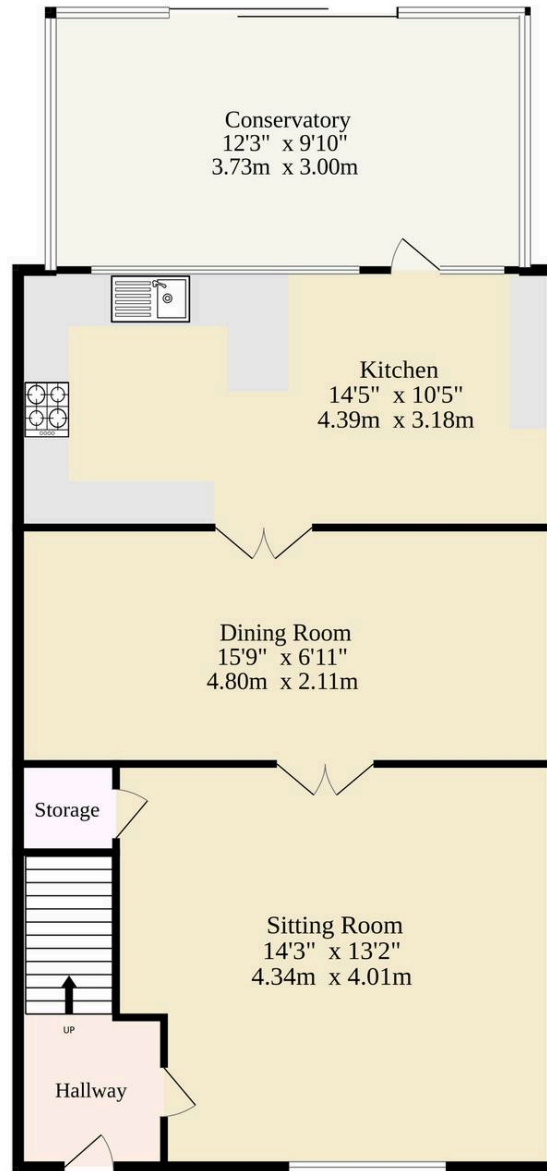
### The Location

Tusting Close is ideally situated in a desirable area of Sprowston, offering a range of convenient amenities. Marks & Spencer Simply Food store is just around the corner, perfect for everyday shopping. Additionally, local shops such as a hairdresser, butcher and the Co-op on Cannerby Lane are nearby, providing further convenience for residents. Sprowston Secondary School is within walking distance, making it a great location for families.

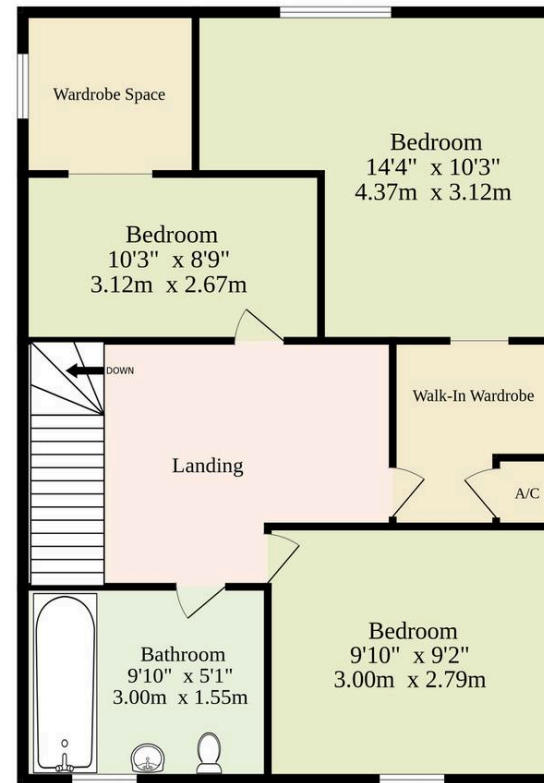
For further shopping options, the Sprowston Retail Park is just a short drive away, offering a Tesco Superstore and Lidl. The property also offers easy access into Norwich city centre, ideal for commuting or enjoying the city's attractions. For dog owners, Mousehold Heath, with its expansive green spaces, offers a spot for walks and relaxation with their furry companions, along with well-lit



Ground Floor  
569 sq.ft. (52.9 sq.m.) approx.



1st Floor  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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