



26 Grouse Close, Sprowston

In Excess of £300,000

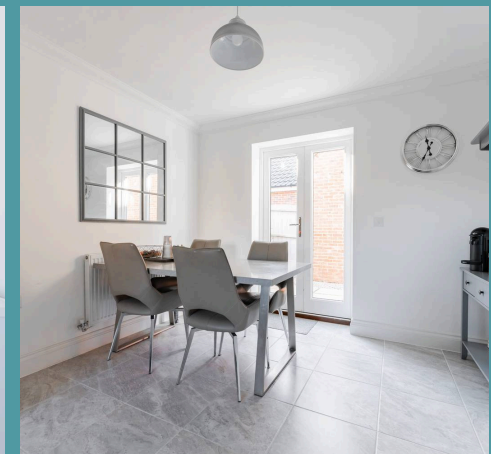
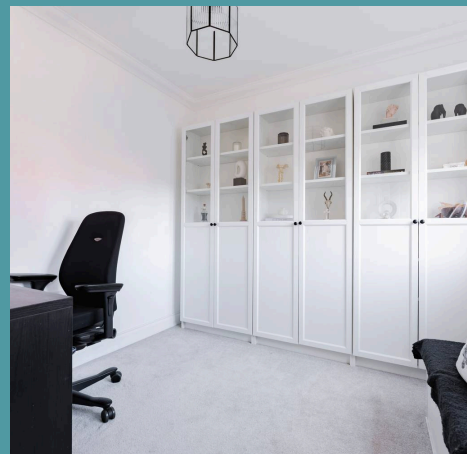
26 Grouse Close

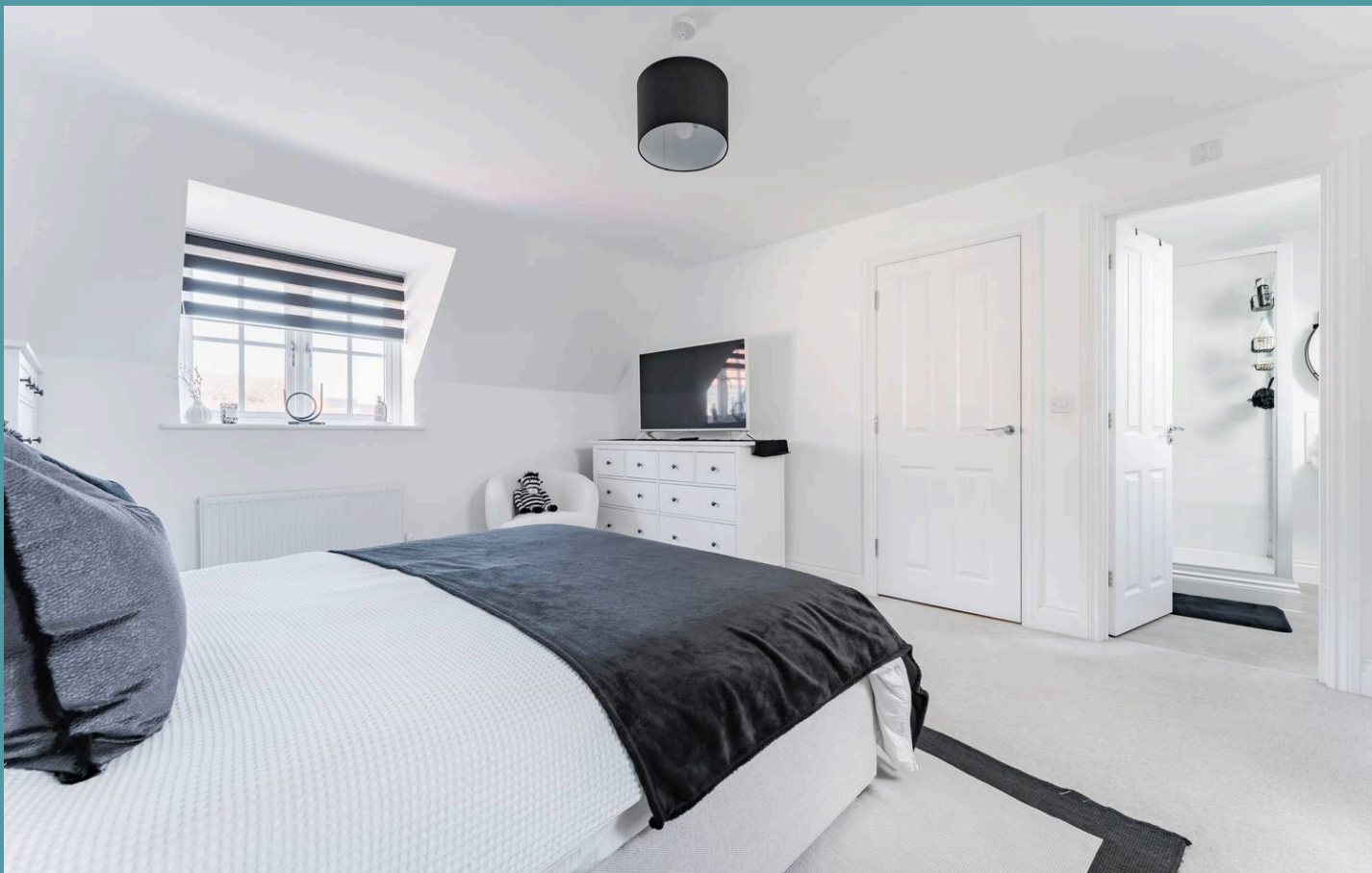
Sprowston, Norwich

This beautifully maintained detached home offers exceptional versatility across two floors, providing ample space to suit a variety of lifestyles. The flexible floorplan includes a study, perfect for a home office and a spacious kitchen/dining area with seamless access to the rear garden. Upstairs, three rooms can be adapted to suit your needs, whether as bedrooms or additional living spaces. The immaculate condition throughout ensures the home is ready to move straight in, making it an ideal choice for growing families or professionals seeking a stylish and adaptable living space.

The Location

Nestled in the sought-after area of Sprowston, Grouse Close, NR7, offers convenient access to amenities. Located just 3 miles from Norwich city centre, the property benefits from excellent transport links, including nearby bus routes and easy access to the Northern Distributor Road (NDR), making commutes and travel effortless. Families will appreciate the proximity to well-regarded schools, including Sprowston Infant School and Sprowston High School, both within a mile. The local area offers a variety of shops and amenities, with Tesco Extra and Co-op Supermarket just a short drive away, while nearby parks, including Sprowston Recreation Ground, offer plenty of green space for outdoor activities, making this a fantastic location for families and professionals alike.





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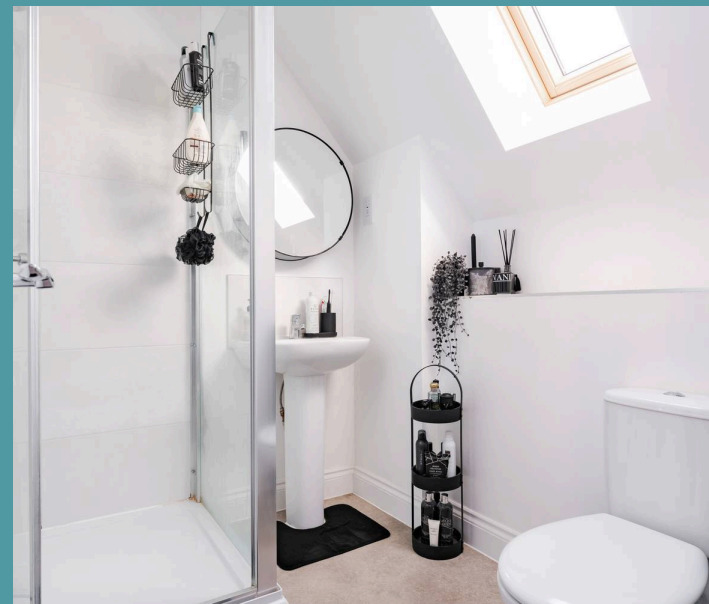
Sprowston, Norwich

Grouse Close

Step into this beautifully presented detached home, set across two thoughtfully designed floors and offering an ideal blend of style and functionality.

The light-filled entrance welcomes you with a contemporary feel, complete with a convenient WC and a versatile study, perfect for working from home or as an additional living space. The sleek kitchen/dining room boasts integrated appliances, ample dining space and French doors that open directly onto the rear garden, creating a seamless flow for indoor-outdoor living.

Upstairs, the property offers a unique and flexible layout, featuring three rooms. One is currently used as a living space, while the remaining two serve as restful bedrooms, including the master suite, which benefits from its own en-suite shower room. The main bathroom off the landing is stylish and functional, catering to the rest of the household.





26 Grouse Close

Sprowston, Norwich

Every detail has been meticulously maintained, ensuring the property is in immaculate condition and ready to move straight in. The exterior complements the interiors perfectly, with a good-sized rear garden that combines a mix of terraced areas and lawn, ideal for entertaining or quiet relaxation. To the front, two allocated parking spaces provide convenience and practicality.

Agents Note

Sold Freehold.

Connected to all mains services

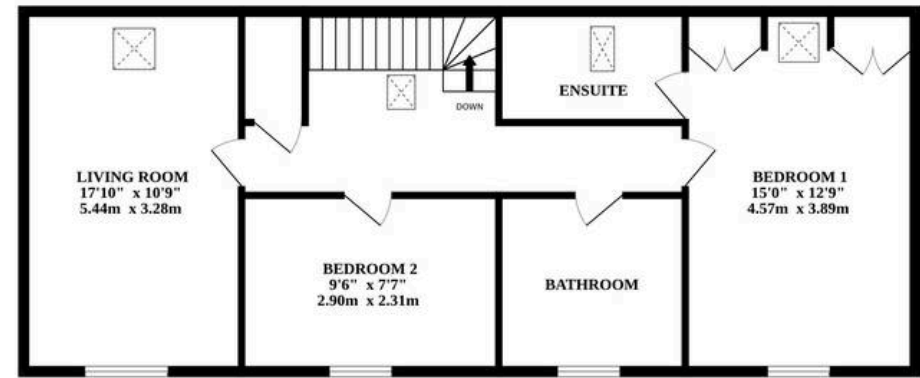
- Immaculate detached home, meticulously maintained and ready to move straight in
- Versatile floorplan offering flexible living spaces across two floors
- Dedicated study space, perfect for a home office or additional living area
- Close to essential amenities and schooling options
- Two allocated parking spaces to the front, providing convenience for residents and guests
- French doors in the dining area that open directly into the private, well-maintained rear garden
- Modern kitchen/dining room featuring sleek integrated appliances and ample dining space
- Ground floor WC, master with ensuite and family bathroom



GROUND FLOOR



1ST FLOOR



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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