



36 Nuthatch Road, Sprowston
£260,000

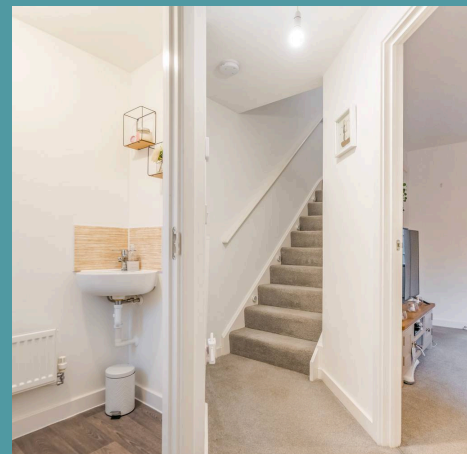
36 Nuthatch Road

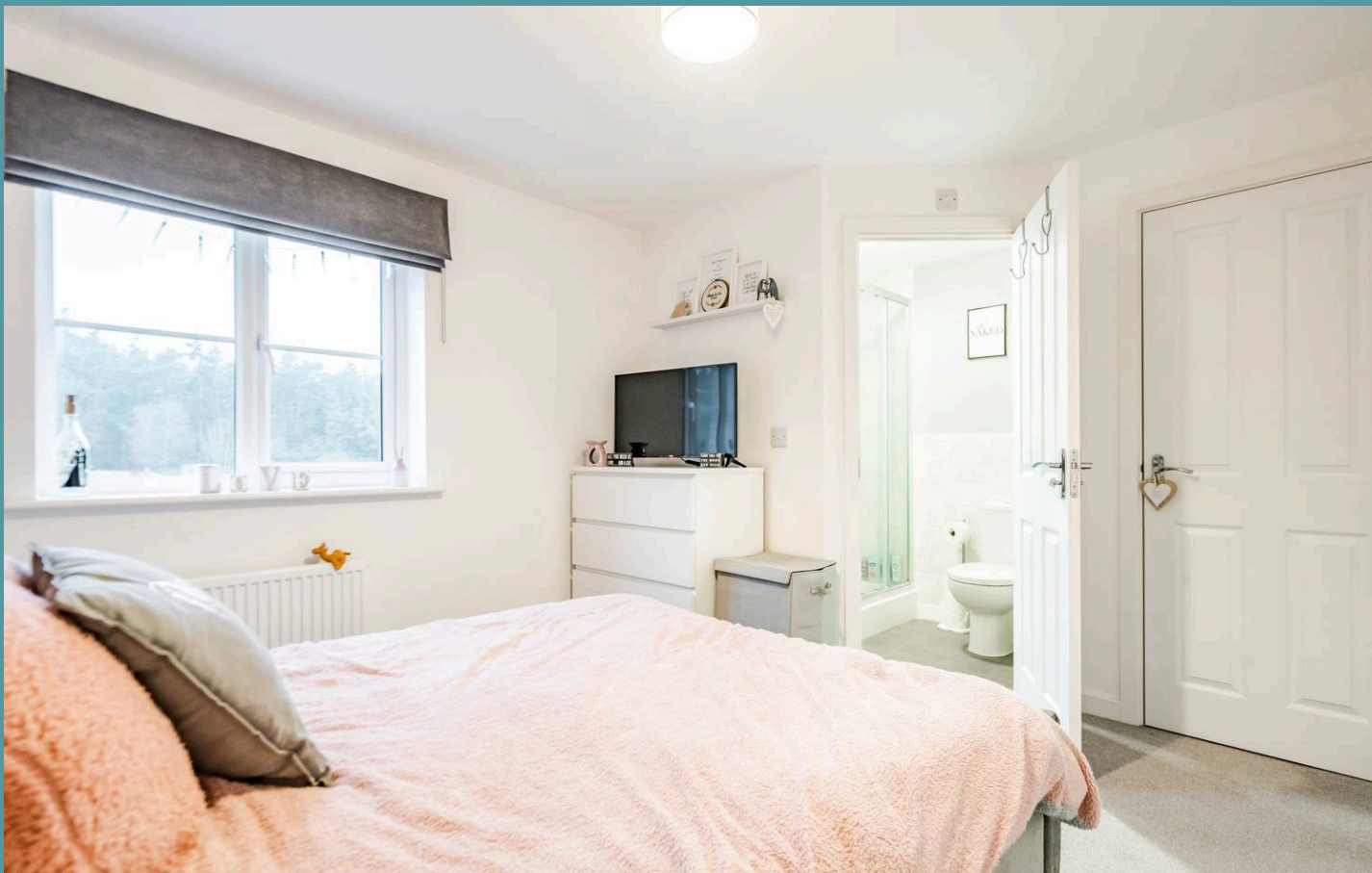
Sprowston, Norwich

Immaculate living in this three-bedroom semi-detached property awaits in the popular Manor Reach Development, Sprowston. Designed for modern lifestyles, the home features a spacious lounge and a contemporary kitchen/diner with French doors opening to a private rear garden. The upstairs boasts three generously sized bedrooms, including a principal bedroom with an en-suite and built-in storage. Outside, the property offers a beautifully landscaped garden and convenient off-street parking at the front.

The Location

Nuthatch Road in Sprowston offers a peaceful and family-friendly setting. Situated in a sought-after residential area, this location provides residents with the perfect balance of quiet and convenience. Surrounded by scenic green spaces and parks, Nuthatch Road presents an ideal opportunity for those who enjoy an active outdoor lifestyle and a close-knit community atmosphere. With easy access to local amenities, including shops, schools and recreational facilities, residents can enjoy the benefits of suburban living while remaining well-connected to essential services and transportation links.





36 Nuthatch Road

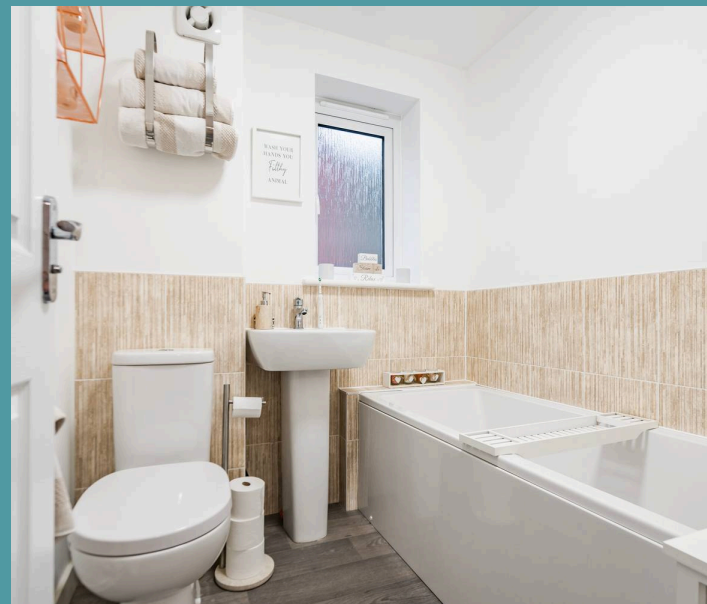
Sprowston, Norwich

Nuthatch Road

Positioned in the sought-after Manor Reach Development in Sprowston, this stylish three-bedroom semi-detached house offers an ideal opportunity for first-time buyers or families alike. Conveniently located close to local amenities, schools, public transport links, and the NDR, this property provides the perfect blend of comfort and accessibility for modern living.

The ground floor features a well-proportioned lounge leading to a contemporary kitchen/diner, complete with a range of fitted units, integrated double oven, electric hob and French doors that open onto an enclosed rear garden.

Additional highlights include a cloakroom and an inviting entrance hall. Upstairs, the property comprises three generously sized bedrooms, with the principal bedroom benefitting from an en-suite and built-in storage. A family bathroom with a sleek three-piece suite completes the first floor.





36 Nuthatch Road

Sprowston, Norwich

Outside, the property offers a private rear garden, perfect for entertaining or relaxing, with a lawn, patio, and side access gate. Off-street parking at the front ensures convenience for residents and guests.

Agents Note

Sold Freehold

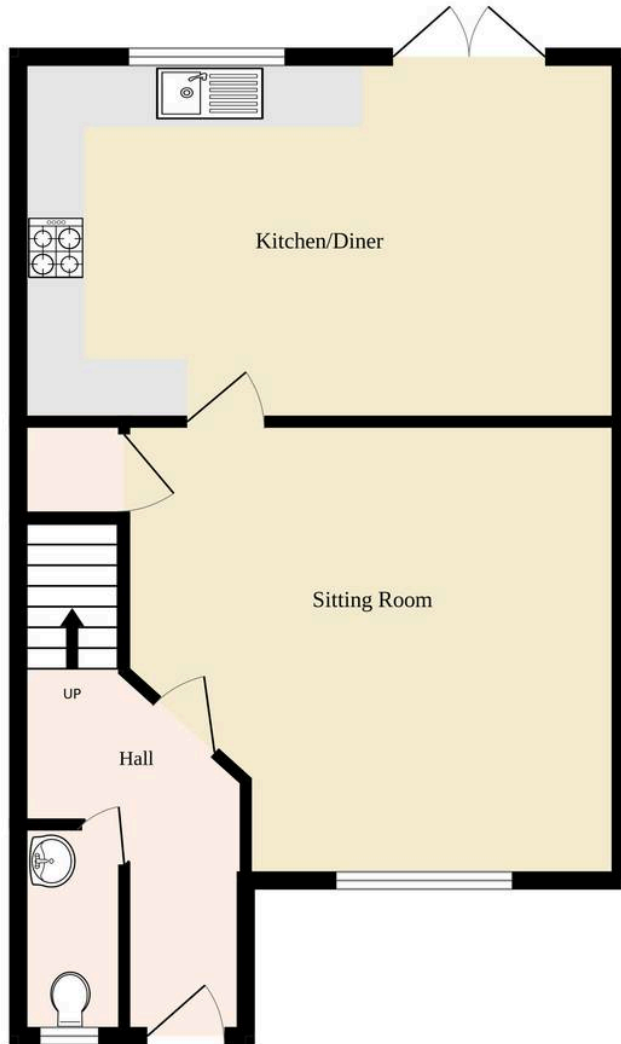
Connected to all mains water.

Maintenance Charge:£170

- Three-bedroom semi-detached home with modern finishes
- Bright and airy lounge providing a welcoming space for chosen furnishings and relaxation
- Contemporary kitchen/diner featuring integrated double oven and electric hob
- French doors from the dining area leading to a private enclosed rear garden
- Principal bedroom with en-suite shower room and built-in storage
- Two additional well-sized bedrooms offering flexibility for family living or home office use
- Family bathroom with a stylish three-piece suite, including a bathtub and overhead shower
- Private rear garden with a lawn, patio area, and side access gate for ease of use
- Off-street parking at the front of the property for both residents and visitors
- Conveniently located near local shops, schools, parks, and excellent transport links



Ground Floor



1st Floor

