



## 14 Lurkins Crescent, Norwich

Guide Price £450,000 - £475,000

# 14 Lurkins Crescent

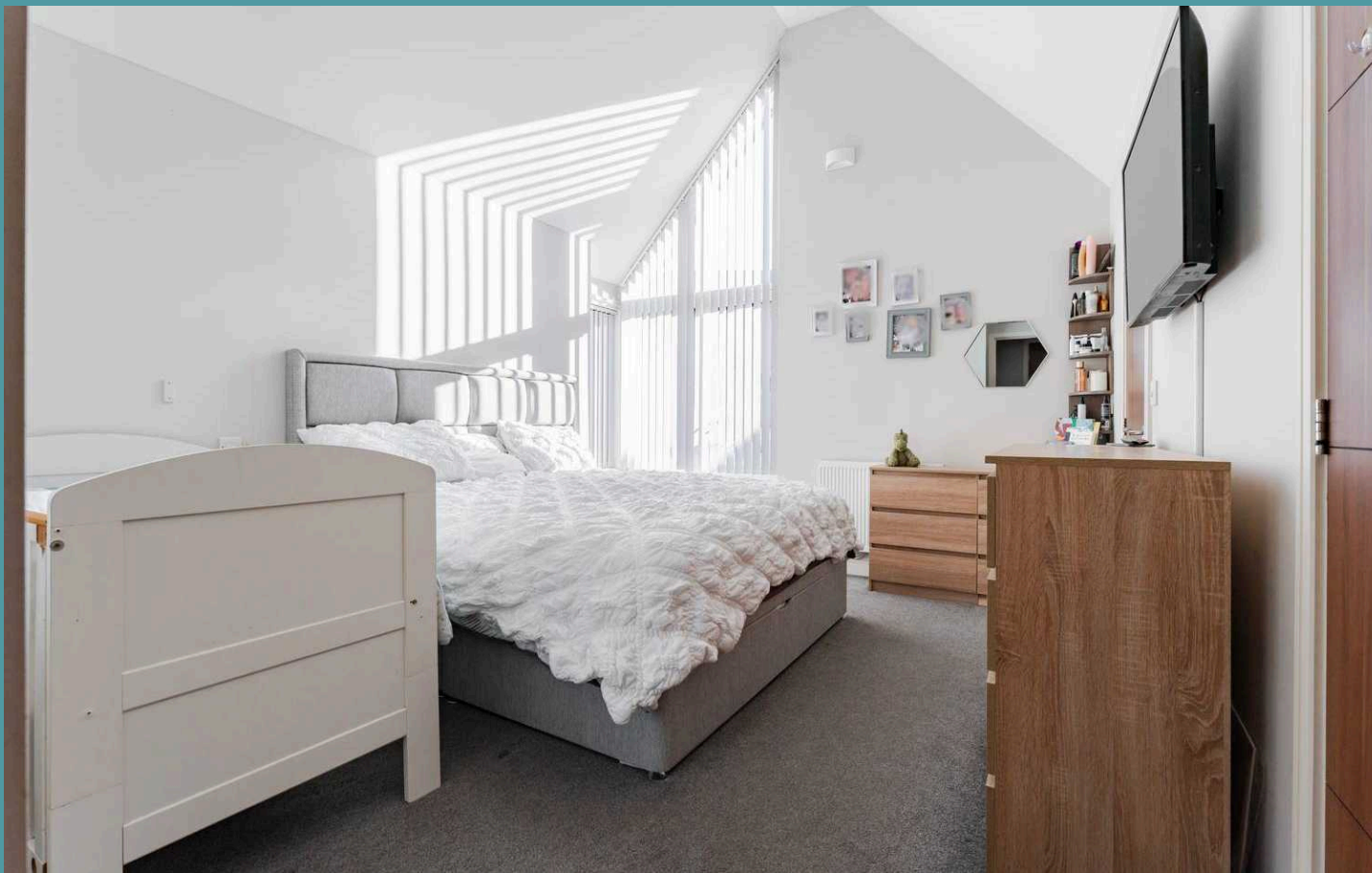
Norwich

This chain-free, four-bedroom detached home in the desirable village of Sprowston combines space, style, and energy efficiency, making it ideal for modern family living. The property features underfloor heating, triple-glazed windows and a flowing layout with a contemporary kitchen, spacious lounge, and versatile dining room/study. Upstairs, the standout master bedroom boasts an en-suite, built-in wardrobes, and a potential walk-in wardrobe, while all additional bedrooms offer ample storage. Positioned on a unique estate with a private, low-maintenance garden and a secure 23-ft detached garage, this immaculate home is ready to move into and perfectly located near excellent amenities and schools.

## The Location

Located in Sprowston, just 3.5 miles from Norwich city centre, this home offers excellent access to shops, schools, and green spaces. Local amenities include Sprowston Retail Park with Tesco Extra, Lidl, and Aldi. Families benefit from schools like Sprowston Infant School (0.5 miles) and Sprowston Community Academy (1 mile), with Mousehold Heath's open spaces just 1.5 miles away. Convenient transport links include regular bus services to Norwich, easy access to the A47 for Great Yarmouth and beyond, and the nearby Norwich Northern Distributor Road (NDR), ensuring excellent connectivity to the broader region. Additionally, White House Farm provides a vibrant community hub with eateries, hairdressing, and beauty, further enhancing the area's appeal for modern family living.





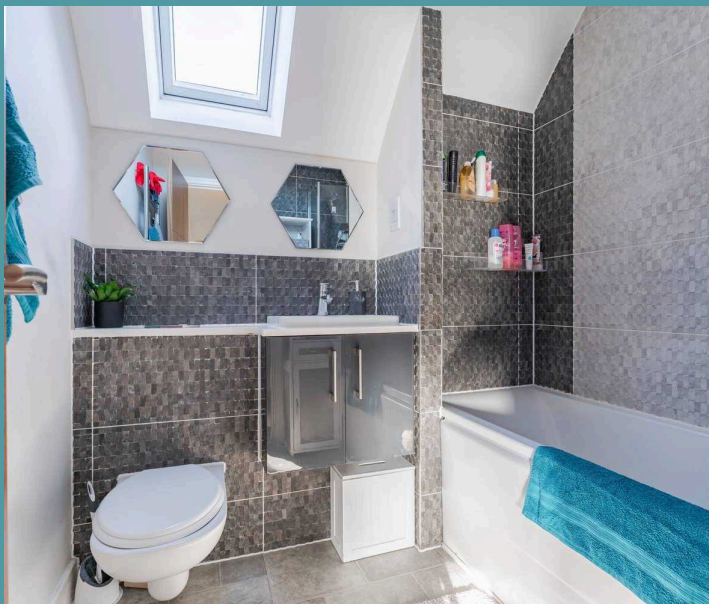
## 14 Lurkins Crescent

Norwich

### Lurkins Crescent

This immaculately presented four-bedroom detached home, located in the sought-after village of Sprowston just north of Norwich, is perfect for families seeking space, style, and modern convenience. Situated on a uniquely designed estate, this property boasts underfloor heating on the ground floor, triple-glazed windows for exceptional energy efficiency, and a thoughtfully designed layout.

The spacious lounge features pocket doors that seamlessly open into the contemporary kitchen/breakfast room, creating an inviting flow perfect for entertaining. A separate dining room/study, a convenient utility room and a ground-floor cloakroom add to the home's functional appeal.



Upstairs, the standout master bedroom impresses with its generous size, built-in mirrored wardrobes and an adjacent storage cupboard that could serve as a walk-in wardrobe. An en-suite with modern fixtures completes this space. All three additional double bedrooms also feature built-in mirror-fronted wardrobes, offering ample storage for the whole family. A well-appointed family bathroom, loft access, and a bright landing area enhance the upper level.



## 14 Lurkins Crescent

Norwich

The property enjoys a prime position on the estate, with one of the least overlooked gardens, providing a private, fully enclosed outdoor space with a paved patio and lawn area.

Additional highlights include a secure 23-ft garage with off-road parking, conveniently detached for enhanced privacy. With no onward chain, this home offers a rare opportunity to move into a turnkey property in a fantastic location close to schools, parks, and shopping facilities.

### Agents Note

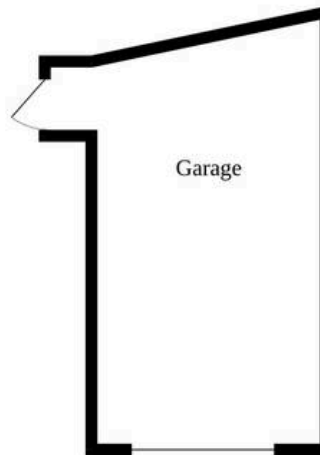
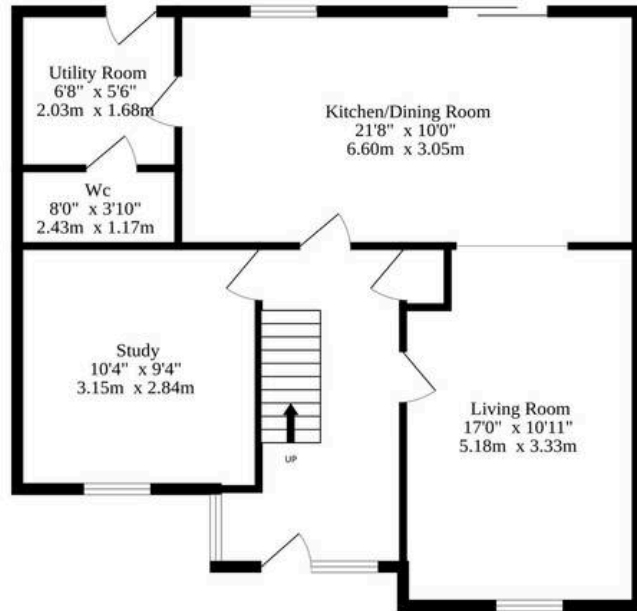
Sold Freehold and No onward chain

Connected to all mains services.

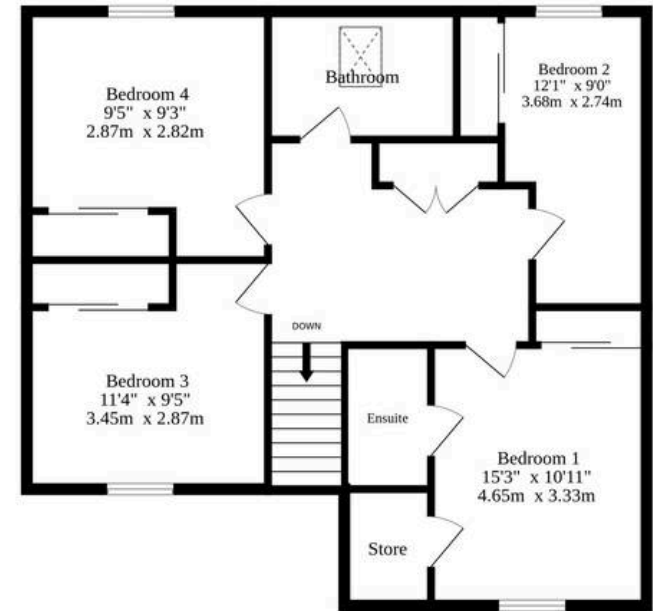
Council Tax - D



### 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.  
Made with Metropix ©2024

