



Guide Price £425,000

4 Bedroom House for sale

13 Bodmin Drive, Sprowston, Norwich



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Overview

Ready, set, and view this detached family home as soon as possible! Here, you will live and cherish the benefits of corner plot positioning alongside convenient parking, layout, and location.



Key Features

- No Onward Chain
- Guide Price: £425.000 to £450.000
- Detached Family Home Occupying a Corner Position
- Extensive Driveway Parking
- Spacious Living Plus Home Office / Games Room
- Good-Sized Garden with Decking, Spa and Play Area
- Woodland Trails on the Doorstep





Welcome to Bodmin Drive, Sprowston. This 4-bedroom home is beautifully presented and offers plenty of space inside and out for family and friends to enjoy. The ground floor provides two reception rooms to the front, opening to a large kitchen-breakfast room boasting an outlook of the garden. Complete with utility room and WC for utmost convenience.

The first floor offers a principal bedroom with an ensuite, two further double bedrooms, and a single bedroom currently set up as a dressing room. A large bathroom, spacious storage cupboard, and landing with unusual elbow room give this floor an airy feel.

The exterior of this property has no compromises. Starting with ample driveway parking, a semi-walled enclosed garden with decking; a soft-footed play area, not to mention the covered spa. If you thought that was enough, you are in for a great surprise...

This property is located on a modern, well-presented development within just a 10-minute drive of the Norwich city centre and a 3-minute drive of the Norwich Northern Distributor road for all routes. Surrounded by plenty of open green space and direct access to woodland trails, it offers the perfect blend of accessibility and harmony.

Viewing is available by appointment. Call us 24/7 to book yours.



Kitchen / Breakfast Room

20' 4" x 9' 6" (6.20m x 2.90m)

Tiled flooring, Fitted base and wall units, uPVC double-glazed window and patio doors with Venetian blinds, Integrated dishwasher, fridge-freezer and oven, Gas hob, Radiator and cover, Multiple sockets, and Television aerial.

Living Room

13' 3" x 10' 9" (4.05m x 3.30m)

Fitted carpet, uPVC double-glazed window with Venetian blind, Panelling, Electric fire, Radiator with cover, Multiple sockets, and Television aerial.

Family/Dining Room

10' 9" x 9' 10" (3.30m x 3.00m)

Fitted carpet, uPVC double-glazed window with Venetian blind, Radiator with cover, Multiple sockets, and Radiator.

Utility Room

6' 0" x 5' 2" (1.85m x 1.60m)

Tiled flooring, uPVC exterior door, Worktop and fitted base units, Multiple sockets, and Radiator.

WC

5' 2" x 3' 3" (1.60m x 1.00m)

Tiled flooring, uPVC double-glazed obscured window, Corner wash basin, WC and Radiator.

Bedroom (Double) with Ensuite

12' 1" x 11' 3" (3.70m x 3.45m)

BEDROOM: Fitted carpet, uPVC double-glazed window with Venetian blind, Panelling, Multiple sockets and Radiator.

ENSUITE: Fitted vinyl flooring, uPVC double-glazed obscured window with Venetian blind, Wash basin, WC, Single shower unit with glass folding door, Extractor fan, and Radiator.

Bedroom 2

12' 1" x 11' 5" (3.70m x 3.50m)

Fitted carpet, uPVC double-glazed window with Venetian blind, Feature wallpaper, Multiple sockets, and Radiator.

Bedroom 3

10' 5" x 9' 2" (3.20m x 2.80m)

Fitted laminate flooring, uPVC double-glazed window with Venetian blind, Panelling, Feature wallpaper, Multiple sockets, and Radiator.

Bedroom 4

8' 6" x 7' 6" (2.60m x 2.30m)

Fitted laminate flooring, uPVC double-glazed window with Venetian blind, Multiple sockets, and Radiator.

Bathroom

8' 2" x 6' 6" (2.50m x 2.00m)

Fitted vinyl flooring, uPVC double-glazed obscured window with Venetian blind, Tiled backsplash to bath with shower hose and head, Wash basin with tiled backsplash, Extractor fan, and Radiator.

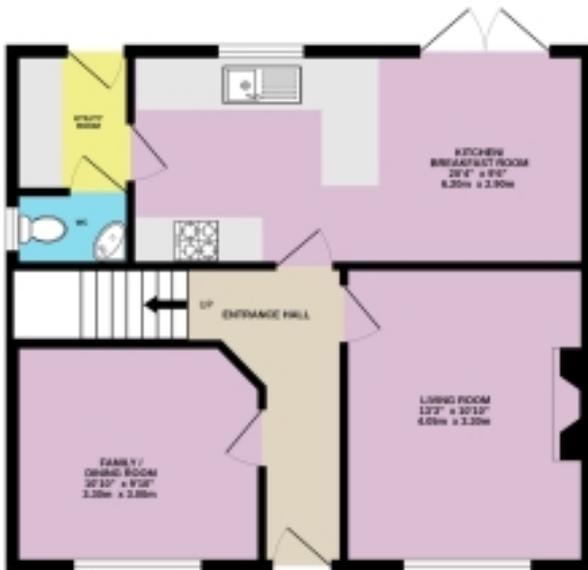
Games Room

18' 2" x 9' 0" (5.55m x 2.75m)

Fitted laminate flooring, Fitted base units, Exterior door, and Multiple sockets.

Floorplans

GROUND FLOOR
577 sq.ft. (53.4 sq.m.) approx.



2ND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



3RD FLOOR
154 sq.ft. (14.3 sq.m.) approx.

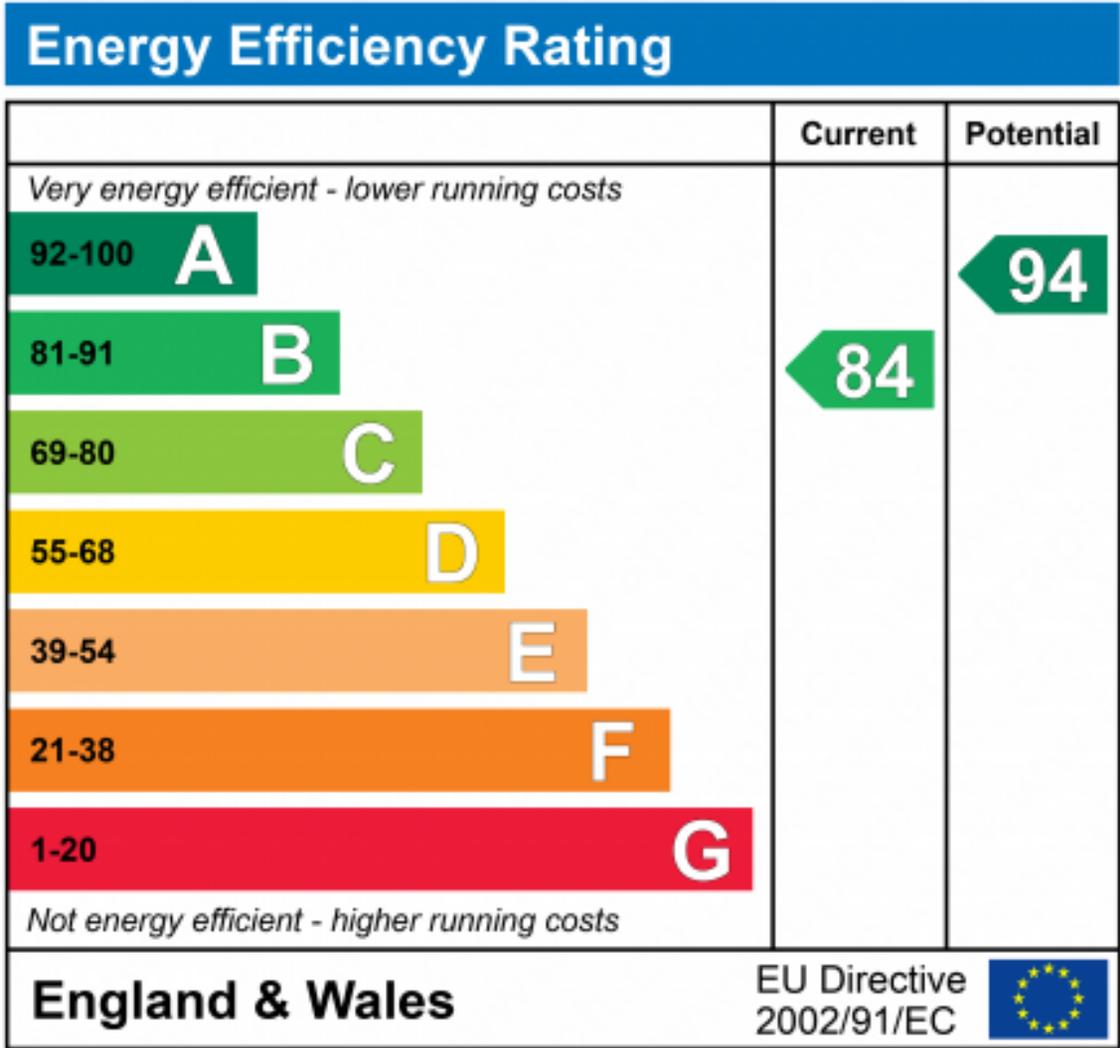


DETACHED 4-BEDROOM HOUSE

TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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