



33 Egyptian Goose Road

, Sprowston, NR7 8FN

Guide Price £180,000





**\*\*\*NO ONWARD CHAIN\*\*\*** A beautifully presented top-floor apartment in popular Sprowston, ideally located between Norwich city centre and the Norfolk Broads. Offering two bedrooms, two bathrooms, open-plan living, Juliet balcony, allocated parking and no onward chain. Built in 2016 with approx. 120 years remaining on the lease. A perfect first home or investment.

- Guide Price £180,000-£190,000
- Two double bedrooms
- En-suite to main
- Open-plan living space
- Juliet balcony
- Allocated parking included
- 120-year lease remaining
- Top-floor apartment
- No onward chain



DESCRIPTION

This beautifully presented and spacious top-floor apartment is located in the sought-after suburb of Sprowston, just a short distance from both Norwich city centre and the Norfolk Broads. Built in 2016 and offered with no onward chain, this property is perfect for first-time buyers, investors, or those seeking a well-connected second home.

Positioned on the top floor of a well-maintained, three-storey building, this is one of only two apartments on the level, offering a quiet and private setting. Inside, the layout has been thoughtfully designed to make the most of the available space, with all rooms accessed via a welcoming entrance hall that includes loft access, a secure intercom entry system, and a built-in storage cupboard.

The bright and airy open-plan living and dining area features French doors that open to a Juliet balcony, allowing plenty of natural light to flood the space. This leads seamlessly into a contemporary kitchen fitted with a range of units and integrated appliances, including a fridge freezer, dishwasher, washing machine, gas hob with extractor hood, and a double oven. Recessed ceiling lights and practical vinyl flooring complete the kitchen’s sleek, modern feel.

The principal bedroom enjoys a quiet rear aspect and benefits from a fitted wardrobe and a generous en-suite shower room with a double cubicle, pedestal wash basin, WC, extractor fan, and radiator. The second bedroom, also positioned at the rear of the apartment, is a good-sized double room and is currently being used as a home office, making it an ideal space for remote working or guests. The main bathroom is equally well-appointed, featuring a panelled bath with shower over, a pedestal basin, WC, heated towel rail, and vinyl flooring.

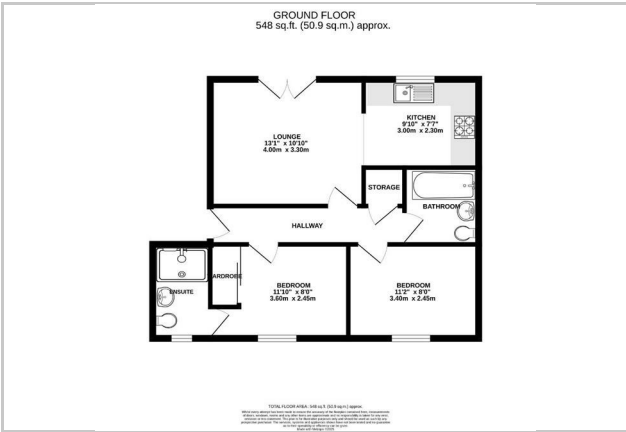
Outside, the property benefits from an allocated parking space located directly behind the building, along with a visitors’ parking space nearby. Communal areas are clean and well-maintained, reflecting the care taken throughout the development.

This is a fantastic opportunity to secure a stylish and low-maintenance home in a highly convenient location, with no onward chain. Early viewing is highly recommended.

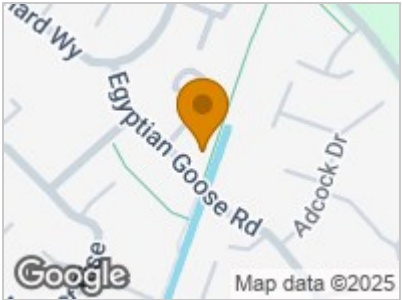
LOCATION

Sprowston is a well-connected and popular area of Norwich, offering a broad range of local amenities including several supermarkets, a post office, medical and dental surgeries, as well as a well-regarded local farm shop and café. Independent shops and nurseries are also within walking distance, and the area is served by a number of schools including three primary schools, three middle schools, and a high school.

Transport links are excellent, with regular bus services and easy access to the Northern Distributor Road providing convenient routes across the city and out to the wider county. The Broads National Park is just four miles away, offering scenic walks and boating opportunities, while the Norfolk coast can be reached in under 30 minutes by car.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 82                      | 82        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |