

Arnolds | Keys



17 Tills Road, Norwich, NR6 7QR

Guide Price £325,000

- SPACIOUS DRIVEWAY
- CONTEMPORARY KITCHEN/DINER
- ENCLOSED REAR GARDEN
- CLOSE TO NORWICH CITY CENTRE
- EXTENDED AND BEAUTIFULLY PRESENTED
- BATHROOM AND SEPARATE SHOWER ROOM
- POPULAR VILLAGE LOCATION
- UTILITY ROOM

17 Tills Road, Norwich NR6 7QR

A beautifully presented semi detached home situated within the popular suburb of Sprowston. Having been extended over time the property provides spacious and modern accommodation, with a large driveway to the front and enclosed rear garden.

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Council Tax Band: B



DESCRIPTION

Situated within the popular suburb of Sprowston, close to the city of Norwich, this well presented home has been thoughtfully extended and adapted over time to offer modern and spacious accommodation. The halled entrance leads to a bright, dual aspect living room with wood burner, a contemporary kitchen diner, utility room and ground floor bathroom. To the first floor are three bedrooms and a shower room. Externally, the property boasts ample off road parking on the driveway at the front, which can be enclosed with a timber framed gate if desired, and a delightful well maintained rear garden.

ENTRANCE HALL

Composite door to front entrance, laminate flooring, radiator.

LIVING ROOM

A dual aspect room with double glazed French doors to rear garden and window to front, laminate flooring, wood burning stove with tiled hearth, radiator.

INNER HALLWAY

Carpet flooring, stairs to first floor.

KITCHEN/DINER

A dual aspect room with double glazed window to front and rear aspect, fitted with wall and base units with integrated fridge/freezer and dishwasher, space for double gas oven with 8 ring gas hob and cooker hood over, built in storage cupboard, laminate flooring, radiator. Open to:- dining area with double glazed bay window to front aspect, laminate flooring.

UTILITY ROOM

Double glazed French doors to garden and Velux window, base units with space and plumbing for washing machine, under counter fridge, tiled flooring, radiator, archway to:-

BATHROOM

Double glazed window with obscured glass to rear aspect, bath with mixer tap and shower head attachment, vanity unit with WC, vanity unit with inset wash hand basin, tiled flooring, extractor fan, radiator.

FIRST FLOOR LANDING

Double glazed window to rear aspect, carpet, doors to all rooms:-

SHOWER ROOM

Double glazed window with obscured glass to rear

aspect, shower cubicle with mains connected shower, vanity unit with WC, wash hand basin, vinyl flooring, heated towel rail.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to front aspect, carpet, radiator, built in wardrobe.

BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator.

EXTERNAL

To the front the property features a large driveway laid to shingle with access to the double garage, which is insulated with power, lighting and electric up and over doors. The rear garden is enclosed with a shed, a patio seating area, lawned area and a border of mature shrubs.

LOCATION

Tills Road is situated within the well-established residential suburb of Sprowston, located to the north-east of Norwich. The area is popular with families and professionals due to its balance of suburban living and convenient access to the city. Sprowston is a well connected location approximately 2.5 miles north-east of Norwich City Centre, making it ideal for commuters and those wanting easy access to the city's shopping, dining, and transport hubs. The area is well served by regular bus routes, while Norwich Railway Station is just a short drive away, offering direct rail links to London and beyond. Road connections are also excellent, with straightforward access to the Northern Distributor Road and surrounding major routes. Locally, residents benefit from a range of everyday amenities within close proximity, including supermarkets such as Morrisons, convenience stores, cafés, and takeaways, alongside healthcare facilities, schools, and recreational spaces, ensuring all essential services are easily accessible either on foot or within a short drive.

AGENTS NOTES

This property is Freehold.
Mains drainage, electricity, water and gas connected.
Council tax band: B



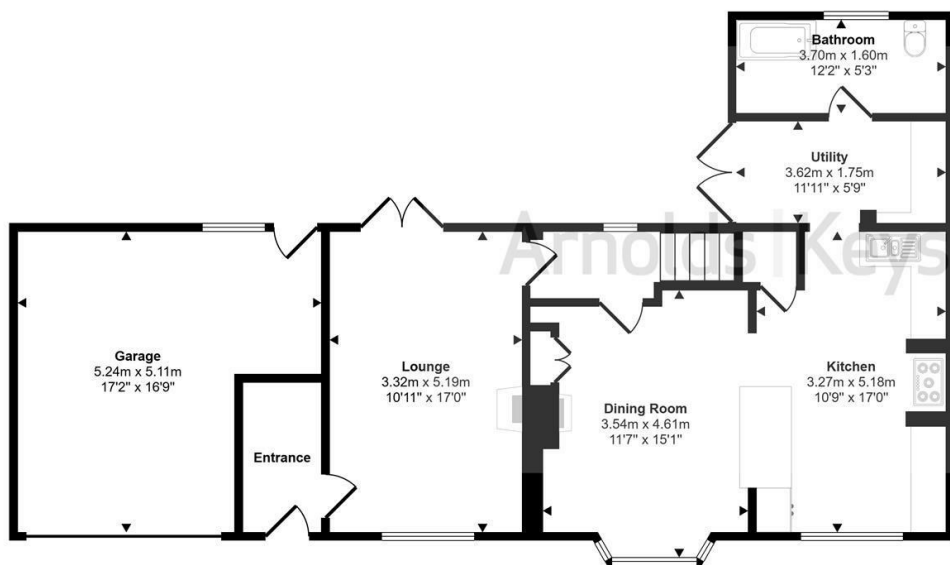
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

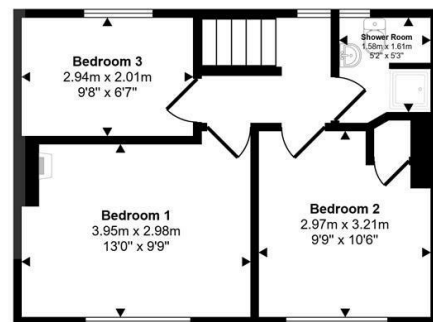
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	75
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
133 sq m / 1430 sq ft



Ground Floor
Approx 97 sq m / 1039 sq ft



First Floor
Approx 36 sq m / 391 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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