



North Walsham Road, Sprowston, NR6

A Chain Free Three Bedroom Semi-Detached Bungalow!

GUIDE PRICE £240,000 to £250,000 FREEHOLD



BRILLIANT BLANK CANVAS BUNGALOW POTENTIAL!

Set back from North Walsham Road along a residents' drive, this semi-detached bungalow offers fantastic scope for improvement and extension. The property requires a cosmetic overhaul but presents a wonderful opportunity for those wishing to put their own stamp on a home in a highly convenient location.

Inside, the accommodation includes a welcoming entrance hall, a generous living room, a kitchen/dining room, three bedrooms and a bathroom.

Offered with no onward chain, this bungalow is ideal for buyers looking to create a home to their own taste in a well-connected area.



“ a wonderful opportunity for those wishing to put their own stamp on a home ”



Overview

- **Semi-Detached Bungalow In Sprowston**
- **Three Bedrooms**
- **PV Solar Panels**
- **Kitchen/Dining Room**
- **Bathroom**
- **Requires Cosmetic Updating**
- **Large Plot With Scope To Extend (STPP)**
- **Driveway Parking And Garage**
- **Lawned Garden**
- **Offered With No Onward Chain**





Location

The property is set on North Walsham Road in the popular suburb of Sprowston, just north of Norwich city centre. The area offers excellent local amenities including shops, schools, and health facilities, with nearby supermarkets and retail parks. Regular bus services provide easy access into Norwich, and the Northern Distributor Road is close at hand for convenient travel around the region. With its combination of space, potential, and great location, this property makes an appealing choice for buyers seeking both convenience and opportunity.



propertyladder



propertyladder



propertyladder



propertyladder

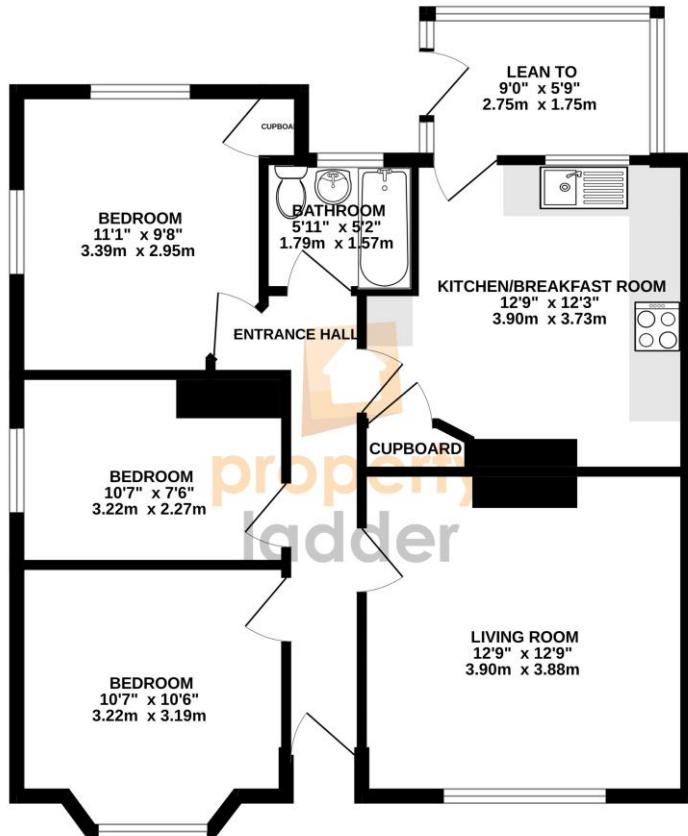


propertyladder

Outside

Outside, the property sits on a good-sized plot, with a lawned garden, driveway parking, and a garage. Subject to the usual consents, there is excellent potential to extend and add value.

GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 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.
Made with Meepox 2022

FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS,
MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)



98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com