



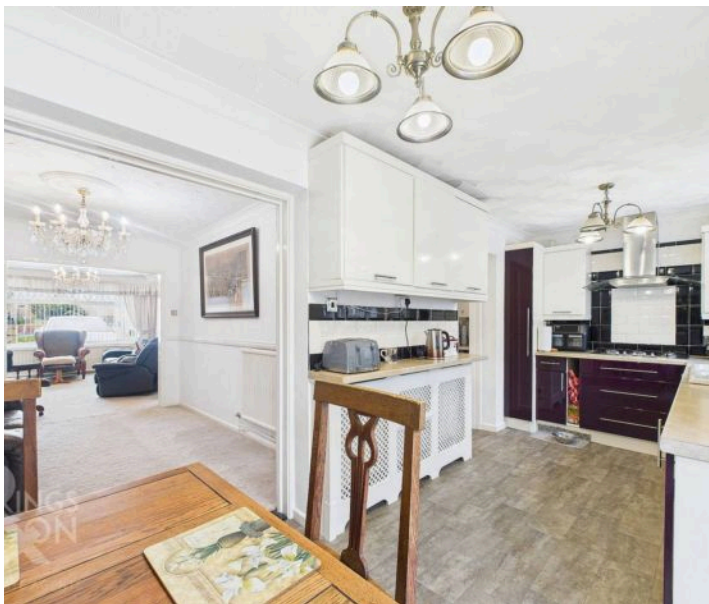
Blue Boar Lane, Norwich - NR7 8RZ



Blue Boar Lane

Norwich

Situated just a short walk from all local amenities, public transport links and shopping facilities, this SEMI-DETACHED HOME offers a VERSATILE living space suited to almost any buyer. With an OPEN PLAN living space downstairs a larger than average floor space courtesy of a HISTORIC EXTENSION can be found offering a free flowing SITTING ROOM, dining room plus KITCHEN and UTILITY ROOM with INTEGRATED APPLIANCES. Just off from the central hallway and utility room is a ground floor WC and SHOWER ROOM, ideal for those seeking MULTI-GENERATIONAL LIVING. A total of THREE BEDROOMS can be found off the landing on the first floor as well as the FAMILY BATHROOM SUITE with an added living space found in the garden formed by the old garage which has been fully converted with insulation and power creating a possible EXTERNAL HOME OFFICE or entertainment area with the rear garden extending out behind this space with a colourful TREE LINED BACKING and OFF ROAD PARKING to the front.



- Semi-Detached House
- 1194 Sq. Ft Of Living Space (stms)
- Extended Living Accommodation
- Versatile Open Plan Style
- Three Bedrooms
- Family Bathroom & Separate Shower Room
- Converted Garage Into Studio/Work Space
- Off Road Parking With EV Charging

Council Tax band: C

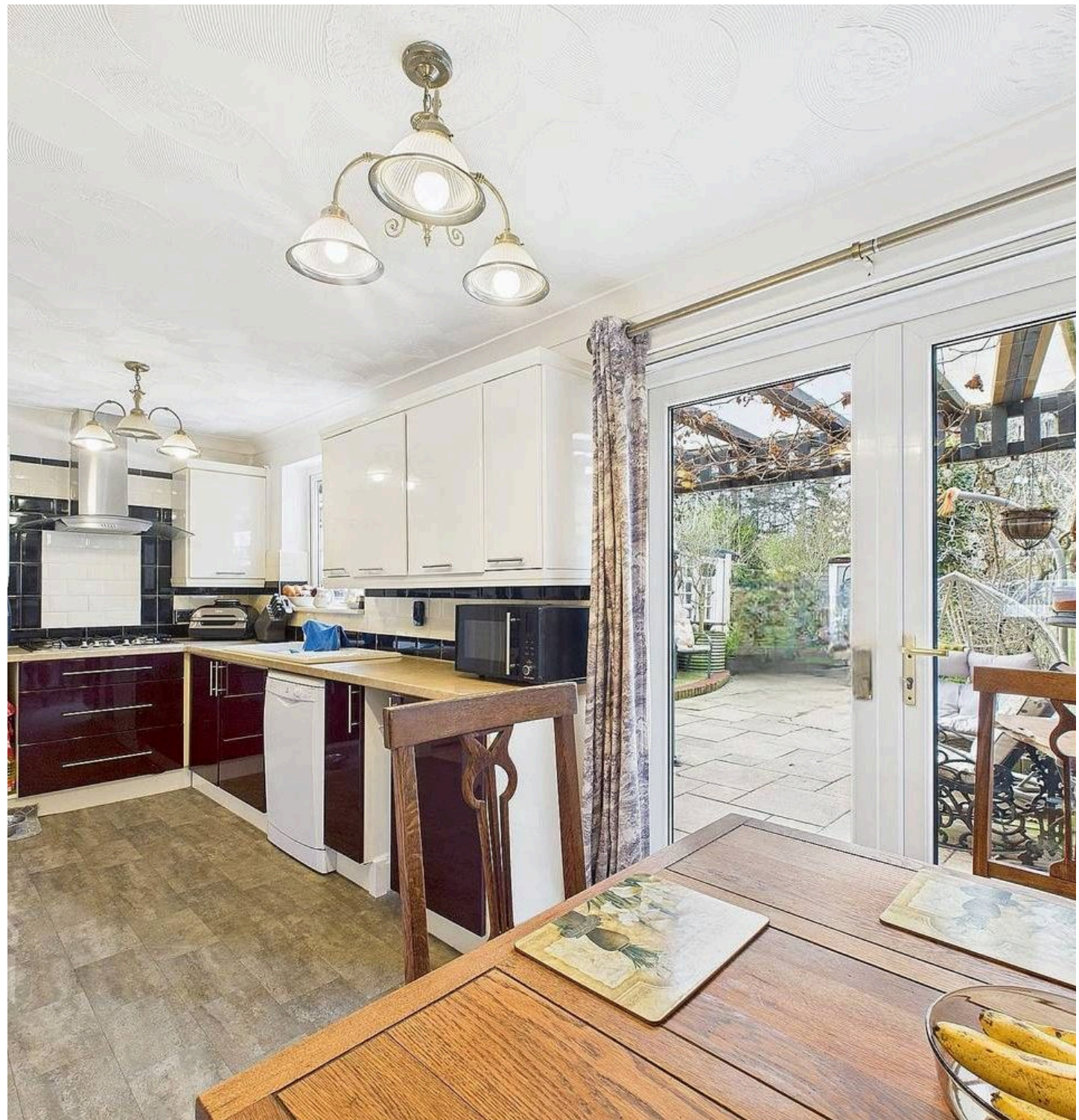
Tenure: Freehold

EPC Energy Efficiency Rating: C

You will find Sprowston to the north of the Cathedral City of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

SETTING THE SCENE

The property can be found set back from the street where an opening from the public footpath takes you towards a large brick weave and flagstone patio driveway suitable for the parking of multiple vehicles where EV charging points can be found and an extended driveway to the side of the home could also be utilised for further parking.



THE GRAND TOUR

Stepping indoors you are first met with a central hallway completed with all carpeted flooring taking you into all living accommodation on the ground floor as well as stairs for the first floor. Immediately turning to your right you will find yourself situated in the brilliantly open living space formed of the family and sitting rooms. Measuring some 27' in length, these spaces could be closed off if a more separate feel is what you prefer. However, the open plan style flows freely and is perfect for those with busy families. The large open carpeted floor space gives way to a wide array of soft furnishings with a bay fronted uPVC double glazed window at the front allowing the room to be flooded with natural light. The current family room space in the middle could easily be utilized as a formal dining room and even has potential to be turned into a ground floor bedroom if desired. Courtesy of the historic extension the kitchen emerges at the rear of the home backing into the rear garden with uPVC double glazed French doors. This again flows freely from the main living areas and offers a wide range of wall and base mounted storage units with an integrated 5 ring gas burner hob and inset sink through from the kitchen and access from both the central hallway and the kitchen space is a utility room with further wall and base mounted storage units currently housing dual eye level ovens. This room instantly takes you into a ground floor shower room complete with WC all fully tiled again adding to the possibilities of this home being used for those seeking multi generational living.

The first floor landing splits to allow access into all three of the bedrooms as well as a generously sized three piece family bathroom suite. The space has been fitted with an electric shower over the bath and has a predominantly tiled surround and internal storage cupboard. The smaller of the bedroom sits towards the front of the home with all wooden effect flooring underfoot. This space currently functions as a walk in wardrobe and dress room currently but would make an ideal single bedroom, study or nursery.

The larger of the bedroom sits just next door with a bay fronted window allowing natural light into the room and generous floor space allowing for a large double bed and multiple additional storage solutions. The second double bedroom sits towards the rear of the home with wall to wall fitted storage. This space has views over the rear garden with radiator mounted below.

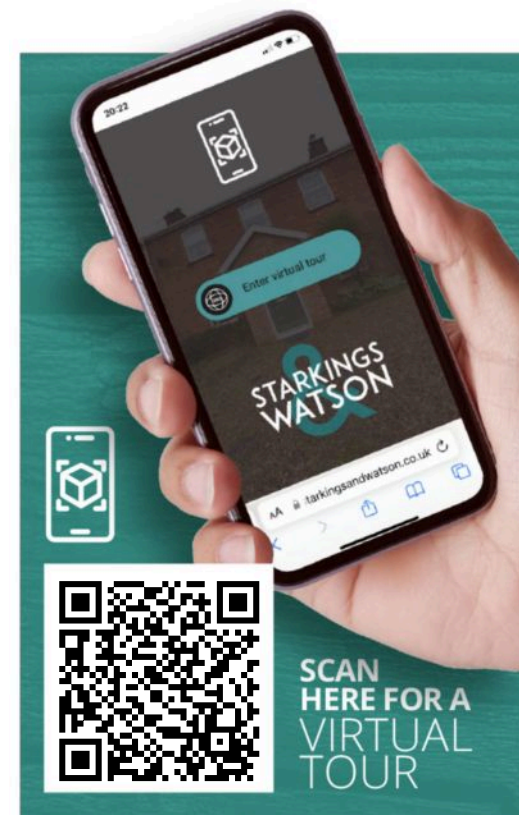
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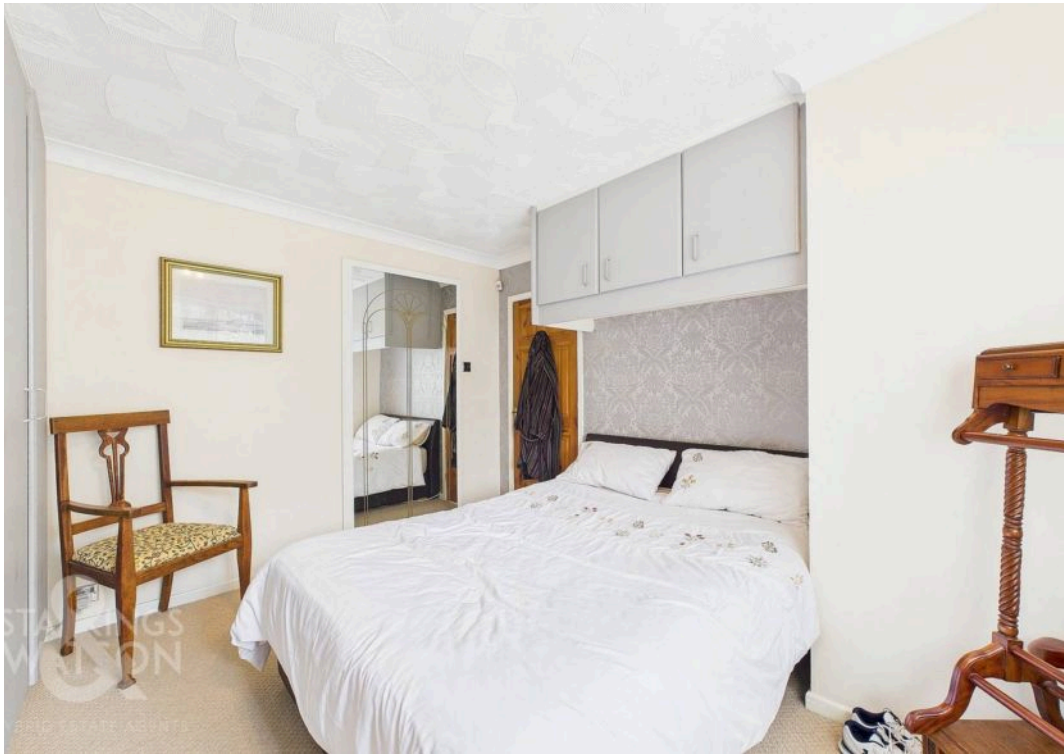
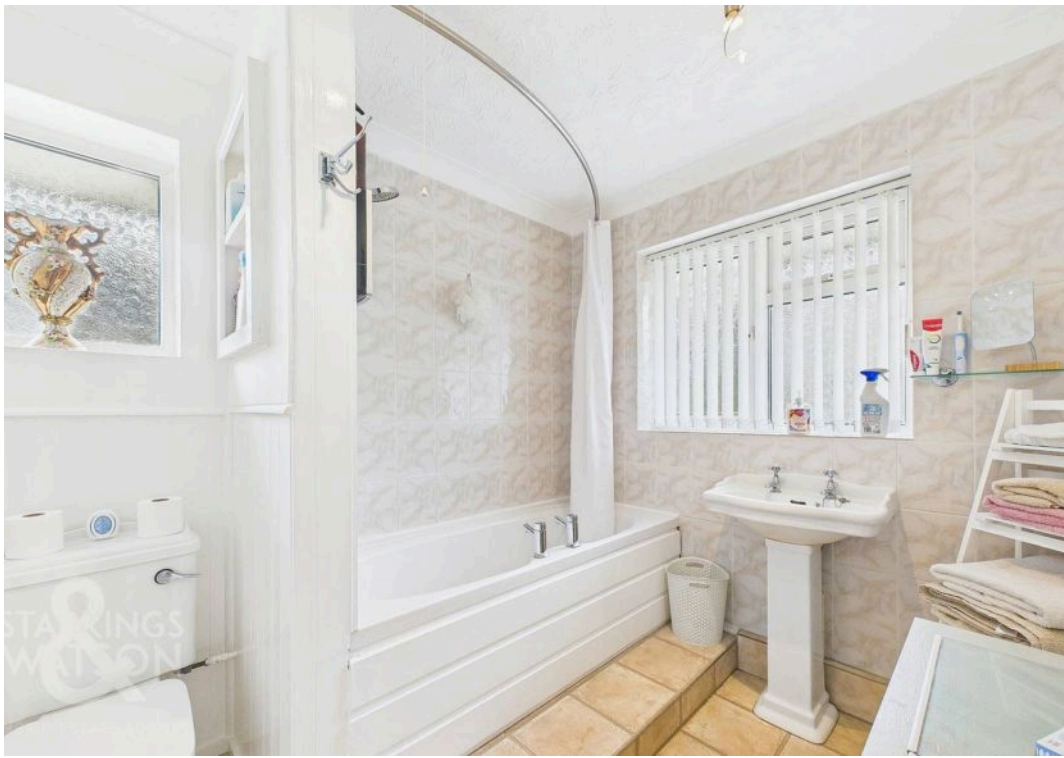
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What3Words : ///activism.jaws.clues

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

The rear garden itself is fully enclosed to both sides and the rear with timber fencing. At the very rear of the garden, two external storage sheds can be found, whilst a low maintenance garden of artificial lawn and flagstone patio allows for multiple seating positions for family and friends to enjoy. Colourful planting borders can be found dotted throughout the garden to add vibrancy, whilst a pergola sits at the very rear of the home wrapped in vines. The garage has been historically converted to make a studio and garden room. Whilst the family have previously used this as additional storage, it has also been used as an external entertainment area and could make the ideal home office setup if desired being fully insulated and with working electricity.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1194.37 ft²
110.96 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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