



## 1 Sandringham Road, Norwich

£350,000 Freehold

*\*Guide Price £400,000 - £425,000\** This unique end-terraced family home features flexible living spaces, including three reception rooms, a dual-aspect bay-fronted sitting room, and a spacious kitchen with an adjoining utility room and WC.

Upstairs, you'll find two generously sized double bedrooms and a four-piece bathroom equipped with both a bath and shower. The study can easily be converted into a third bedroom, making it versatile for various needs. Externally, the property is situated on a private corner plot with a well-proportioned garden and a garage, offering additional storage or parking options. With no onward chain and potential for off-road parking, this home presents a convenient opportunity for buyers.



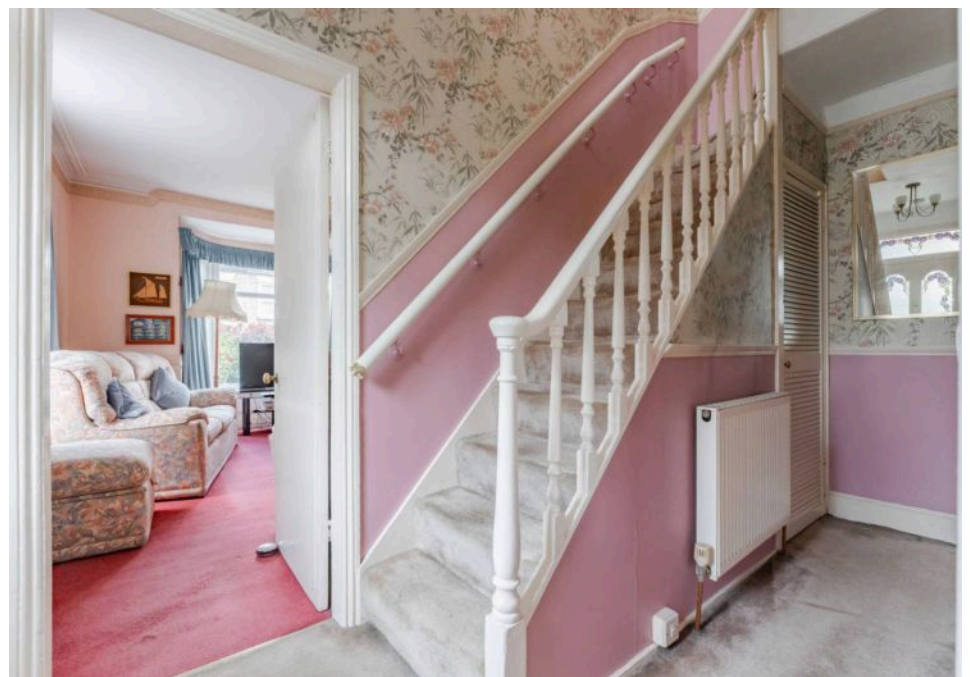
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### The Location

The property is located within a five minute drive of the centre of Norwich, the popular medieval city and the heart of East Anglia. The city provides lively night life, cultural and social activities as well as a great shopping experience. State, Faith and independent schools for all age groups, local shopping



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### The Location

The property is located within a five minute drive of the centre of Norwich, the popular medieval city and the heart of East Anglia. The city provides lively night life, cultural and social activities as well as a great shopping experience. State, Faith and independent schools for all age groups, local shopping facilities, supermarkets, public houses, and a range of parks are all within a close range. Also, within close proximity to the University of East Anglia and the N&N university hospital.

### Sandringham Road

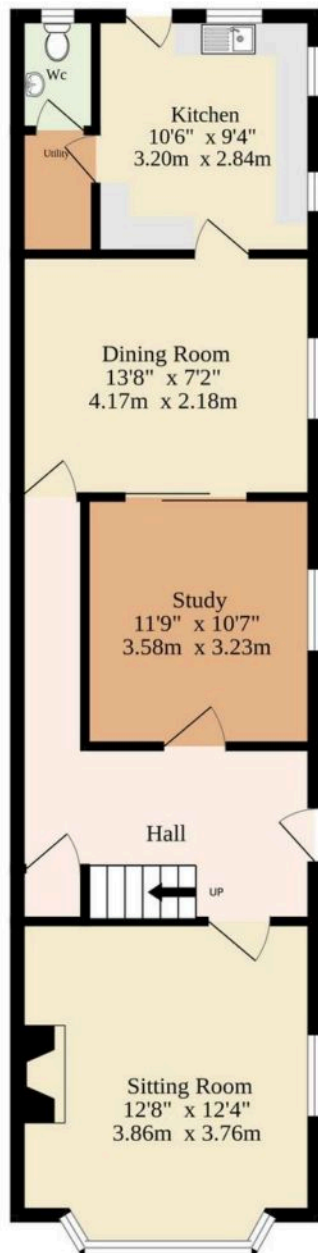
As you step inside, you are greeted by a series of flexible living spaces that can be tailored to suit your lifestyle. The property boasts three reception rooms, including a delightful dual-aspect, bay-fronted sitting room that exudes a sense of warmth and comfort. The spacious kitchen provides ample storage space and seamlessly connects to an adjoining utility room and WC for added convenience. Additionally, there's a study that can be transformed into a third bedroom if desired, along with a dedicated dining area, ideal for hosting gatherings and family meals.

Upstairs, the property features two generously sized double bedrooms, each offering a peaceful environment for rest. A four-piece bathroom, complete with both a bath and a shower, enhances the accommodation.

Externally, this family home sits on a private corner plot, offering access to a well-proportioned garden and garage, providing additional storage or parking options. The property is offered with no onward chain, allowing for a straightforward transaction for potential buyers. Furthermore, the property benefits from the potential for off-road parking in front of the garage, with the added option of on-road permit parking as an alternative solution for residents



Ground Floor  
485 sq.ft. (45.1 sq.m.) approx.



1st Floor  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1152sq.ft. (107.0 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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