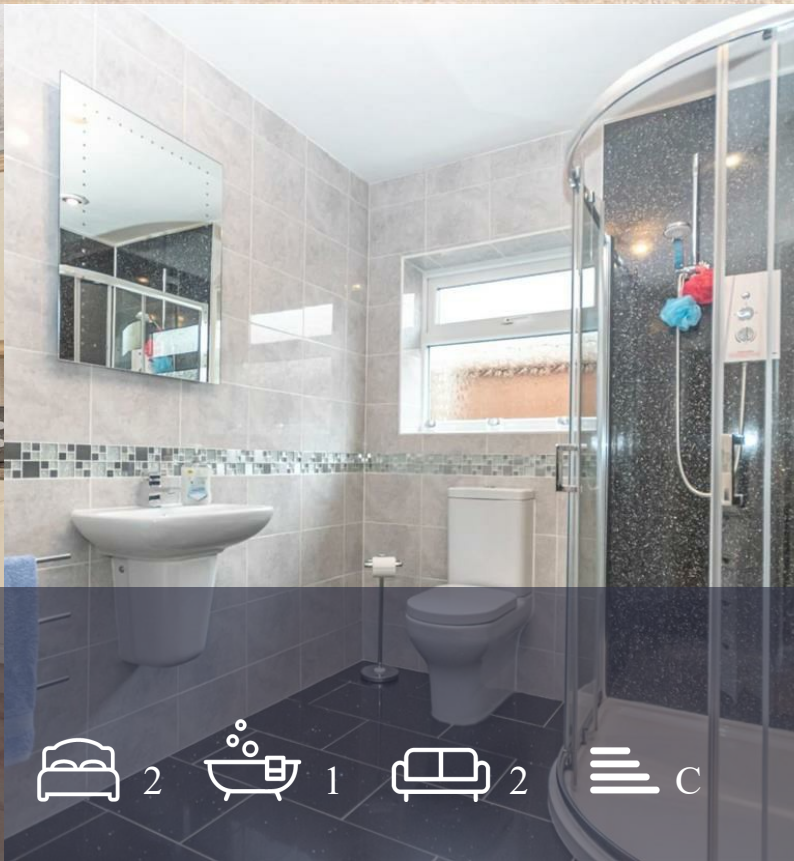




6 Leveson Road

, Norwich, NR7 8NR

Offers In Excess Of £310,000



This charming two-bedroom detached bungalow in sought-after Sprowston offers the perfect blend of comfort and convenience. Featuring a modern kitchen, contemporary shower room, spacious lounge with garden access, and delightful rear garden, it boasts ample storage and off-road parking with a garage and utility room. Situated near excellent schools, shops, and transport links, this property is a must-see for those seeking a low-maintenance home in a fantastic location.

- 2-bedroom detached bungalow
- Recently Re-roofed
- Contemporary shower room
- Spacious lounge
- Driveway parking with garage
- Utility Room
- Delightful rear garden
- Excellent local amenities



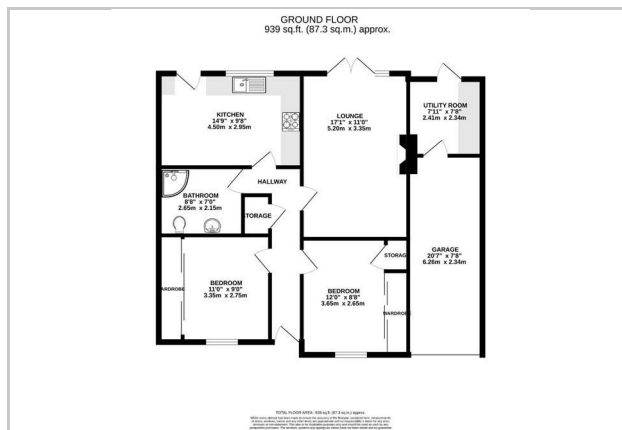
Arlington Park is proud to present this beautifully-maintained two-bedroom detached bungalow in the highly desirable suburb of Sprowston.

The property offers comfortable living space, a recently installed resin driveway perfectly complements this charming bungalow, along with its brand new roof, perfect for those seeking a convenient and low-maintenance home.

Inside, you'll find an entrance hall leading to a spacious lounge with a gas fireplace and patio doors opening onto the rear garden. The modern fitted kitchen comes complete with integrated appliances, while two well-proportioned bedrooms with built-in wardrobes ensure ample storage. Completing the accommodation is a contemporary shower room.

Outside, the property boasts a driveway with off-road parking leading to a garage and a utility room - ideal for additional storage and laundry facilities. The good-sized, paved rear garden is a perfect space for relaxation and entertaining, featuring mature plants, shrubs, and a greenhouse.

Sprowston offers an abundance of amenities, including excellent schools for all ages, a local doctor's surgery, popular shops, supermarkets, pubs, and restaurants. The area benefits from fantastic public transport links to Norwich city centre, including the Sprowston Park & Ride service. Additionally, residents enjoy easy access to the Norwich Ring Road, NDR, and the Norfolk Broads.



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 firm's 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			87
(81-91) B			
(69-80) C		70	
(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	

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