

29 Linton Crescent  
Norwich  
NR7 8NN



# 29 Linton Crescent

## Guide Price £250,000

### The bungalow with ample potential to update...

29 Linton Crescent is a charming and conveniently laid out two-bedroom semi-detached bungalow that presents an excellent opportunity for renovation and reconfiguration. Situated in the tranquil neighbourhood of Sprowston in the sought-after Norwich suburb, this property boasts immense potential. Constructed in 1959, the residence offers a promising canvas for remodelling and is available chain-free.

As you step into the property, you are welcomed by a porch leading into a spacious hall. To the right, there's a generously sized lounge/diner featuring an electric fireplace and views of the front garden. This space can be transformed into a substantial master bedroom if desired. The adjacent bedroom one is well equipped with fitted wardrobes, ample storage, and a built-in cupboard, complemented by private views of the rear garden. At the end of the hallway, you'll find the kitchen, complete with an integrated oven, electric hob, extractor, solid wood cabinets, and ample prep space. The kitchen extends into a conservatory, flooded with natural light, serving as an inviting dining room with access to the rear garden.

To the left of the entrance hall is bedroom two, currently a comfortably sized single bedroom featuring fitted wardrobes & drawers, and a bay window. With the potential for redesign, this room could easily transform into a cosy double bedroom. Proceeding through the hallway, you'll find the family bathroom equipped with a bath, basin, and WC.

The front of the property offers off-road parking for multiple cars and features extensive block paving, ensuring low maintenance. A carport for one car, a single garage with electricity and an inspection pit, alongside an external utility room with plumbing, electrics, and worktop space, provide convenience. The rear courtyard has new fencing, and hosts two sheds, a summerhouse, and a drained ornamental pond, offering a spacious and versatile outdoor living space.

This property, with its promising framework and desirable location, is a canvas for personalised enhancement, making it an exciting prospect for potential homeowners or investors.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band C

Local Authority  
Broadland

Council Tax Band C

EPC Rating E



Contact  
01603 964777  
enquiries@attikccc.co.uk  
www.attikccc.co.uk

GROUND FLOOR  
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq. ft. (89.1 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, levels and any other facts are approximate and do not necessarily agree with any other information on the plans. The seller is not responsible for any errors or omissions. The seller is not liable for any loss or damage, including consequential loss or damage, arising from the use of the information provided. The services, systems and appliances shown hereon are not tested and no guarantee is given regarding their condition or performance.