

15 Church Lane
Sprowston
Norwich
NR7 8AY



ATTIK

CITY | COUNTRY | COAST

15 Church Lane

Guide Price £450,000

A wonderful opportunity to own Surrey House...

a charming 1930s semi-detached family home located at 15 Church Lane in the sought-after suburb of Sprowston. This impressive property offers a total of four double bedrooms spread over three levels, with a fantastic rear extension and a generously sized south-facing garden.

The character of Surrey House shines through its original features, beautifully blended with modern conveniences. The property has been meticulously renovated by the current owners, including a stunning loft conversion to create a luxurious master bedroom suite with an ensuite bathroom and a spacious family room at the rear of the house.

Upon entering the property, you are greeted by a practical porch leading to an inviting entrance hall with a staircase and storage space. The ground floor comprises an elegant living room with a feature fireplace and bay window, a formal dining room with another fireplace, and a fabulous 24-foot extension currently used as a second living and dining area. The kitchen has been extended and features ample worktop space, cupboards, and a semi-circular island unit. A rear hallway leads to a separate utility room and WC.

The first floor houses three double bedrooms, each offering lovely views of the garden or driveway, along with a family bathroom complete with a roll-top bath and shower. The highlight of the property is the master bedroom suite on the third floor, accessed via a well-designed staircase from the first-floor landing. This loft conversion integrates seamlessly with the original 1930s architecture, offering a cozy retreat with built-in storage, a dressing area, and a modern shower ensuite.

Outside, the property boasts a mostly shingled driveway providing parking space for up to five cars, along with a single garage currently utilized as a workshop. The rear garden, primarily laid to lawn and facing south for plenty of natural sunlight, includes paved areas, sheds, and raised planting beds, creating a private and spacious outdoor haven.

Surrey House is situated in the popular suburb of Sprowston, just a short distance from Norwich City centre, offering easy access to a range of amenities including supermarkets, the Manor Hotel with a golf course, and park and ride facilities. This property is ideal for families looking for a blend of character, comfort, and practicality in a desirable location.

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 D



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TOTAL FLOOR AREA : 1877 sq. ft. (174.3 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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