

17 Church Lane
Norwich
NR7 8AY



ATTIK
CITY | COUNTRY | COAST

17 Church Lane

Guide Price £350,000

The generous '30s family home with great potential

ATTIK are delighted to market this 1930s semi-detached family home on a vast plot, which is half-walled, on Church Lane in Sprowston, a popular suburb north of the city boasting an array of local amenities. You'll find highly regarded primary and secondary schools nearby, as well as a conveniently located doctor's surgery, supermarket, and pub. All this is just a short 2.5-mile drive from the bustling centre of Norwich, making this location both peaceful and highly accessible.

The property is accessed via a shingle driveway that provides ample parking alongside an attractive front garden. Upon entering through the storm porch, you're welcomed into a spacious hallway that showcases original features and provides plenty of room for coats and bags. To the left of the hallway, you'll find a generous living room, complete with a lovely original fireplace, currently fitted with a working gas fire and a square bay window overlooking the front garden. Next, the dining room continues the home's charm, featuring a working gas fireplace and a picturesque view of the garden.

Although currently compact, the kitchen holds significant potential for renovation and expansion. Complete with a walk-in pantry, it provides an inviting space for culinary creativity. From here, you can access a spacious utility area/lobby, which offers possibilities for an extension, as well as convenient access to the garden and a downstairs toilet.

Venturing upstairs, you'll discover three well-sized bedrooms and a family bathroom. The third bedroom, though the smallest, is versatile and has previously accommodated two single beds. The second bedroom is a comfortable double, while bedroom one impresses with generous built-in storage. The family bathroom is equipped with a three-piece suite, including a bath with a shower over, sink and toilet, and offers handy access to the sizeable, boarded attic, ideal for additional storage or potential conversion.

The outdoor space is a standout feature of the property, situated on a corner plot with extensive gardens that wrap around the house. A private road alongside provides access to the garage, and there's ample room for a workshop or the opportunity to utilise the extra garden space for building purposes (STPP), should you wish. The south-facing garden typically enjoys plenty of sunlight, creating a perfect setting for outdoor activities or quiet relaxation.

The property is chain-free, so whether you're looking to move in as is or wish to reimagine the space, this lovely home presents a wealth of potential. Don't miss the chance to explore the possibilities at Church Lane.

Agents Notes

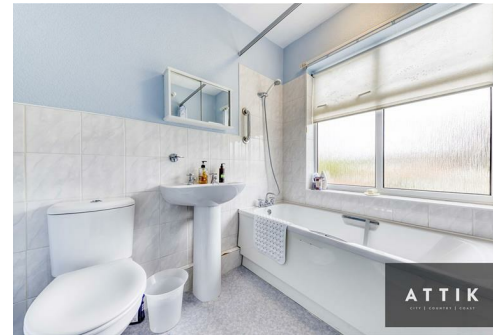
A pre-recorded walkaround tour is available for this property

Council Tax Band C

Local Authority
Broadland

Council Tax Band C

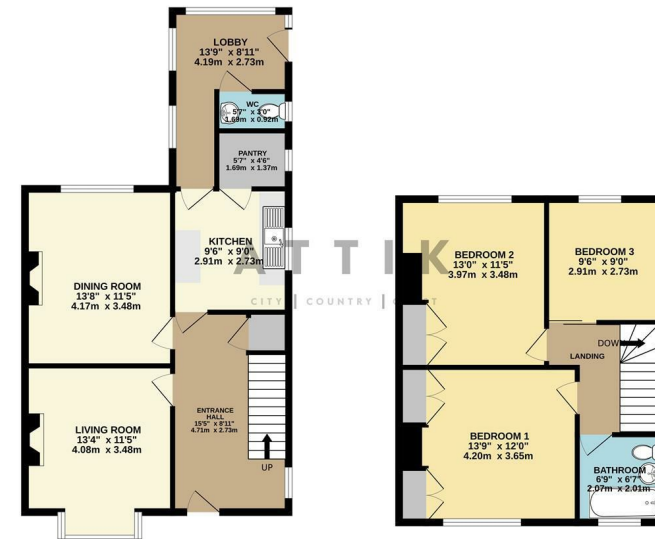
EPC Rating D



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GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to be taken for their operation or efficiency due to age.
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