

Aldreds
Estate Agents



140 Wroxham Road, Sprowston, Norwich, NR7 8EZ

Price Guide £450,000



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140 Wroxham Road

Sprowston, Norwich, NR7 8EZ

- A Handsome 1930's Built Detached House
- Lounge & Dining Room
- Ground Floor Cloakroom
- Spacious Driveway & Garage
- Convenient Location
- Generous Three Bedroom Accommodation
- Kitchen/Breakfast Room
- Gas Fired Central Heating
- Stunning Garden
- Early Internal Viewing Is Highly Recommended

Aldreds are delighted to offer this handsome 1930's built detached house, located in a convenient position in this popular suburb to the North East of the City. This well appointed property offers nicely proportioned accommodation including a spacious entrance hall, extended lounge and kitchen/breakfast room, dining room, ground floor cloakroom, three first floor bedrooms and bathroom. The property offers lovely high ceilings, gas fired central heating and uPVC sealed unit double glazed windows. Outside is a hugely spacious driveway, garage and a delightful enclosed rear garden. Early internal viewing is highly recommended to appreciate this lovely period property located in a desirable location.



Entrance Hall

Part glazed entrance door and obscure glazed window, radiator, power point, telephone point, Karndean flooring, stairs to first floor landing with under stair cupboard, thermostat, doors leading off;

Cloakroom

Obscure glazed window to side aspect, corner sink, low level w.c., radiator.

Kitchen Breakfast Room 14'10" x 8'10" (4.53m x 2.7m)

Windows to side and rear aspects, part glazed door leading to rear garden, Karndean flooring, a range of modern fitted kitchen units with rolled edge work surface and upstands, stainless steel sink drainer with mixer tap, space for fridge-freezer, integrate electric double oven, gas hob, extractor, plumbing for washing machine/dishwasher, cupboard housing wall mounted gas fired boiler for hot water and central heating, inset LED ceiling lighting, radiator.

Lounge 19'2" x 13'1" (5.86m x 4.01m)

A hugely spacious room with glazed French doors leading onto the rear garden, fireplace with a log effect gas fire, radiator, power points, television point, glazed French doors leading onto;





Dining Room 11'5" extending 13'5" into bay x 11'0" (3.48m extending 4.09m into bay x 3.36m)

Bay window to front aspect, radiator, power points, original corning, door from entrance hall.

First Floor Landing

Window to front aspect, airing cupboard housing hot water cylinder with immersion heater, radiator, loft access, doors leading off;

Bedroom 1 13'10" x 11'3" at max (4.24m x 3.44m at max)

Window to rear aspect, radiator, power points, a range of fitted bedroom furniture.

Bedroom 2 11'5" x 10'11" at max (3.49m x 3.34m at max)

Window to front aspect, radiator, power points, television point.

Bedroom 3 10'2" x 7'0" (3.11m x 2.14m)

Window to rear aspect, radiator, power points.

Bathroom

Obscure glazed window to side aspect, white suite comprising of low level w.c., pedestal hand wash basin and panelled bath with shower over, part tiled walls, radiator, inset LED ceiling lighting.

Directions

Approaching Norwich from the North East, leave the NDR Broadland Highway onto the Wroxham Road, proceed straight over the next two roundabouts heading towards the city, passing the The Blue Boar Public House/Restaurant on your right hand side, continue along the Wroxham Road, passing Merlin Avenue on the left hand side and the small parade of shops including the Tesco Express on the right hand side, where number 140 can be found on the left hand side before reaching the left turn into Falcon Road West, located by our 'For Sale' board.



Outside

The property is approached via a spacious shingled driveway extending to the front and the side of the property with parking space for a number of vehicles. The front garden is nicely enclosed with a brick wall to front boundary, close board panel fencing to side boundaries and a variety of well stocked shrubbery and planting to borders. A particular feature of the property is the delightful rear garden which is nicely enclosed with high level close board panel fencing and mature hedgerows offering a good level of privacy. Landscaped with brick weave patio areas and shingled pathways leading under a wood pergola through to a lovely lawned area with additional patio and beautifully stocked borders. To the rear of the garage is a timber garden shed.

Garage 18'1" x 8'0" (5.52m x 2.46m)

Front facing up and over door, power, lighting, side service door and window.

Tenure

Freehold.

Services

Mains water, electric, drainage and gas.

Council Tax

Broadland District Council - Band: D.

Energy Performance Certificate (EPC)

EPC Rating: D.

Location

Sprowston is a desirable suburb to the north East of the city centre with convenient access in and out of Norwich by road or public transport. There is an excellent range on amenities in the area including schools, local shops, supermarkets, doctors surgery and a library.

Reference

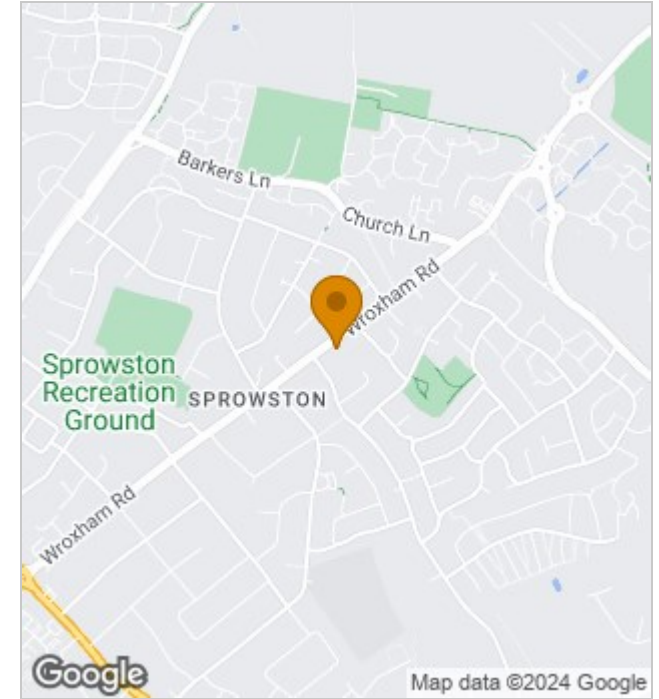
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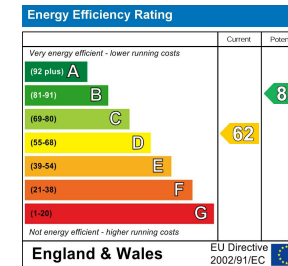
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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