



**Blenheim Crescent, Norwich, NR7 8AW**

**welcome to**

**Blenheim Crescent, Norwich**

**\*\*EXTENDED\*\*** This semi-detached bungalow is located within the popular suburb of Sprowston benefiting from fully equipped with CCTV, solar panels, ample off road parking, garage and an enclosed rear garden. The property is being sold with no onward chain, viewings are highly recommended!



### **Entrance Porch**

Front entrance door to hall.

### **Hall**

Doors to bedrooms and lounge/diner.

### **Lounge / Diner**

20' 5" max x 18' 4" max ( 6.22m max x 5.59m max )  
'L' Shaped room, wall mounted gas fire, built in book shelf, two radiators, three UPVC double glazed rear windows, UPVC double glazed door to the rear garden, doors to kitchen.

### **Kitchen**

16' 4" x 8' 11" ( 4.98m x 2.72m )  
Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, space for free standing cooker, space for fridge freezer, tiling splashbacks, wall mounted gas central heating boiler, UPVC double glazed side window, UPVC double glazed door to conservatory.

### **Conservatory**

9' 1" x 8' 5" ( 2.77m x 2.57m )  
UPVC double glazed rear and side windows, UPVC double glazed door to the rear garden.

### **Bedroom One**

10' 10" x 9' 9" ( 3.30m x 2.97m )  
UPVC double glazed front window, radiator.

### **Bedroom Two**

8' 10" x 8' 10" ( 2.69m x 2.69m )  
UPVC double glazed front window, radiator.

### **Bathroom**

Fitted with a four piece white suite comprising shower cubicle, WC, bidet, wash hand basin with cupboard below, heated towel rail, built in storage cupboards, two UPVC double glazed side windows.

### **Outside**

To the front of the property there is ample off road parking which leads to a double gate with leads to the garage measuring 15'10" x 8'2" which has an up

and over front door, a side window and a door to the side. To the rear of the property there is a lawned garden with a large patio area, trees, shrubs and borders. There is a storage shed measuring 17'3" x 9'5" and summer house measuring 15'11" x 9 '11" with power and light. The garden is enclosed by fencing with a side access gate.



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## **Blenheim Crescent, Norwich**

- No Onward Chain
- Extended Semi-Detached Bungalow
- Two Bedrooms
- Fully redecorated
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

# £280,000

### **directions to this property:**

Leave Norwich heading North on Magdalen Road continuing straight over the traffic lights onto Sprowston Road. Then go straight over the ring road roundabout onto Wroxham Road and into Sprowston. Then take the fifth left into Blenheim Road, then third left into Blenheim Crescent where the bungalow can be found on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SPR107496 - 0004

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