



Proctor Road, Norwich, NR6 7PH

welcome to

Proctor Road, Norwich

This TWO-BEDROOM DETACHED BUNGALOW is ideally situated in the highly sought-after Sprowston area.

Reputable schools, convenient amenities, and robust transport links just moments away.

Perfect for Home movers and those looking to downsize.



Entrance Hall

Entrance opens to reveal two integrated storage cupboards. Loft access is provided by a fitted pull-down ladder, and an airing cupboard neatly conceals the gas central heating boiler.

Lounge

17' 11" Max x 12' 9" Max (5.46m Max x 3.89m Max)
UPVC double glazed front aspect window, radiator, TV point, feature electric fire with surround and hearth. Carpet.

Dining Room

12' 9" Max x 7' 10" Max (3.89m Max x 2.39m Max)
Radiator, Rear aspect UPVC double glazed patio doors to the conservatory, Carpet.

Conservatory

12' 11" Max x 7' 10" Max (3.94m Max x 2.39m Max)
Double glazed windows to side and rear aspect. Double glazed patio doors to rear aspect. Radiator, tiled flooring.

Kitchen

10' 10" Max x 8' 7" Max (3.30m Max x 2.62m Max)
A range of base, wall, and drawer units. It includes a 1½ bowl sink, generous work surfaces, and tiling, along with a built-in electric oven, an electric hob with an overhead extractor hood, plumbing for a washing machine, a radiator, and double-glazed window to side aspect. Flooring is vinyl.

Bedroom One

12' 4" Max x 8' 10" Max (3.76m Max x 2.69m Max)
Double glazed window to rear aspect and radiator, carpet.

Bedroom Two

10' 5" Max x 8' 11" Max (3.17m Max x 2.72m Max)
Double glazed window to front aspect, Radiator, Carpet.

Wet Room

Fitted with a three piece suite comprising of wash basin, W/C, wall mounted electric shower, fully tiled

walls, radiator and two double glazed windows to side aspect.

Outside

The property features a small front garden and a side driveway offering off-road parking. To the rear, a private, fenced garden includes a lawn, established shrub and flower borders, a patio, and a convenient side access gate.

Garage

Electric up and over front door, power, light and door to the conservatory



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Proctor Road, Norwich

- No Onward Chain
- Detached Bungalow
- Two Bedrooms
- Two large Reception Rooms
- Garage & Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR143469 - 0002

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