



52 Alford Grove

Sprowston, Norwich, Norfolk, NR7 8XA

BROWN & CO



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A four-bedroom detached chalet bungalow in a superb location, offered to market with no onward chain.

£325,000



DESCRIPTION

No. 52 Alford Grove comprises a wonderful opportunity for so many different buyers keen to establish themselves in a property which requires renovation and improvement. The property is situated in a delightful spot with easy access to the excellent local amenities and schooling Sprowston has to offer.

No. 52 is approached at the front into a porch entrance which flows through into the entrance hall. The hall provides access to the study/bedroom four, family room which links in with the conservatory, sitting dining room, kitchen, family bathroom and a further bedroom.

On the first floor there are two bedrooms, and a shower room accessed off the landing.

Outside, there are both front and rear gardens with the front drive accessed at the side into a shingled area offering parking for a number of vehicles. The double garage is accessed at the side and benefits from power and light.

Here is a super opportunity for buyers to put their own stamp on a property which offers excellent potential.

Services – Mains water, mains drainage, mains gas central heating, mains electricity.

Local authority – Broadland District Council.

LOCATION

The property is situated in the popular suburb of Sprowston which is located to the north-east of Norwich. Local amenities include shops, a Tesco Superstore and a Tesco Metro store on Wroxham Road, all levels of schools and Sprowston Manor Hotel, Golf & Country Club. There is a regular bus service along Wroxham Road into Norwich city centre and easy access to the Norfolk Broads.

DIRECTIONS

Leave Norwich via Sprowston Road and proceed over the roundabout at the junction with the outer ring road into Wroxham Road (A1151). Proceed along Wroxham Road and turn right at Fairstead Road and continue to the crossroads. The property is located in front of you, no. 52.

AGENT'S NOTES:

The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

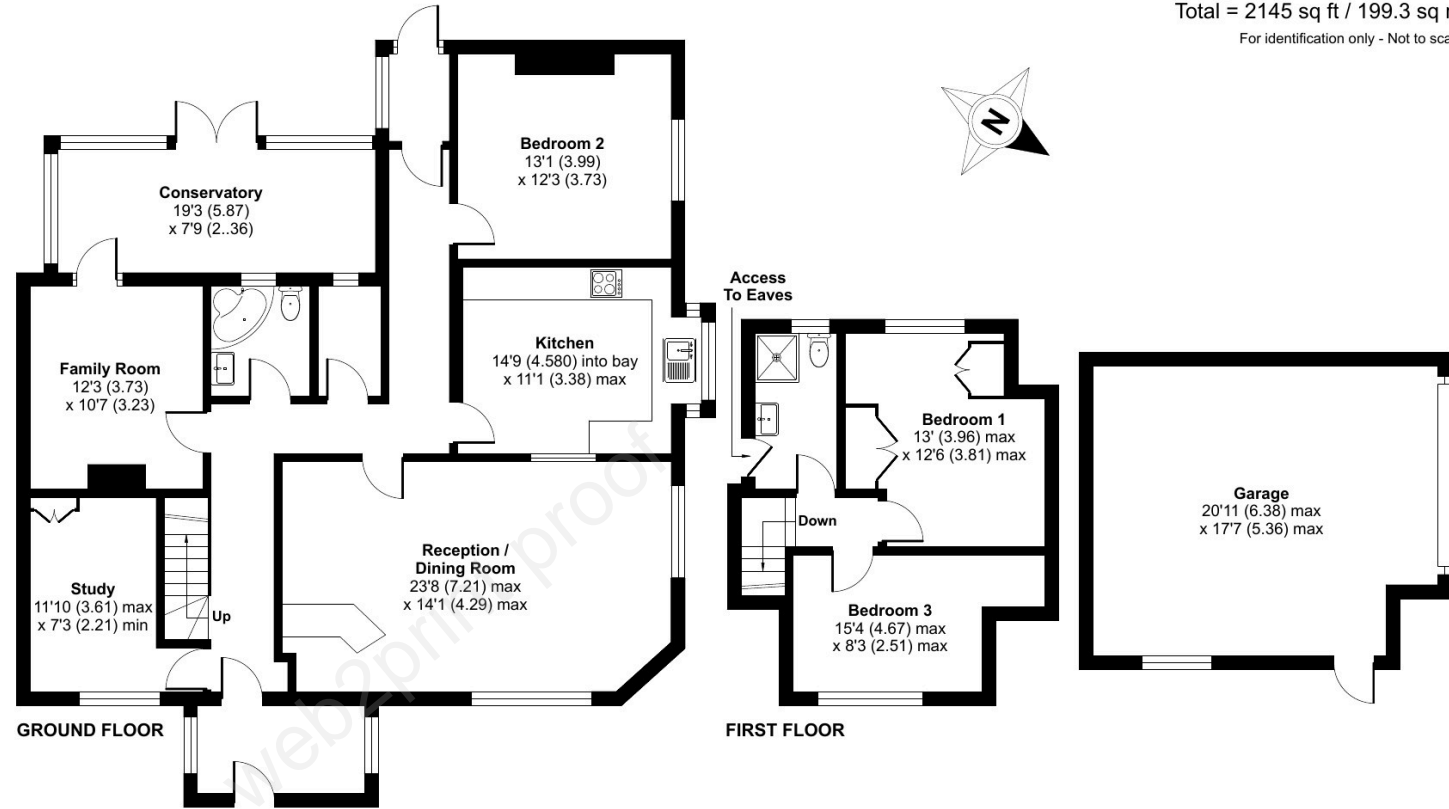
Alford Grove, Norwich, NR7

Approximate Area = 1788 sq ft / 166.1 sq m

Garage = 357 sq ft / 33.2 sq m

Total = 2145 sq ft / 199.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Brown & Co. REF: 1195923

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