



20 Leveson Road, Sprowston, NR7 8NR

Offers Over £350,000

- NO ONWARD CHAIN
- VERSATILE AND BEAUTIFULLY PRESENTED ACCOMMODATION
- ENCLOSED MATURE REAR GARDEN
- POPULAR VILLAGE
- THREE/FOUR BEDROOMS
- EXTENDED AND RENOVATED THROUGHOUT
- OFF ROAD PARKING TO THE FRONT
- 5 MILES FROM NORWICH CITY CENTRE

20 Leveson Road, Sprowston NR7 8NR

NO ONWARDS CHAIN An extended three/four bedroom chalet bungalow offering stylish and beautifully presented accommodation within the popular suburb of Sprowston, just north of the City of Norwich. The property offers the perfect family home, with a mature and enclosed rear garden with off road parking.

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Council Tax Band: C



DESCRIPTION

Situated within a quiet residential area conveniently located less than 5 miles north of the City of Norwich, this spacious three/four bedroom chalet bungalow offers the perfect family home. Having been recently extended and renovated by the current owners, the property now offers versatile, stylish and beautifully presented accommodation comprising an entrance hall leading to a modern open plan kitchen/living area with patio doors leading to the rear garden; an ideal space for families or entertaining, a bathroom, and two double bedrooms; one of which could be used as a study, complete the ground floor accommodation. To the first floor are two further double bedrooms and a shower room. The property offers off road parking for multiple vehicles with a sunny, South East facing enclosed rear garden boasting established fruit trees.

ENTRANCE HALL

uPVC door to front, radiator, laminate flooring, there is space and plumbing for a washing machine.

KITCHEN/LOUNGE/DINER

Double glazed French doors to rear with full length windows to either side, fitted with wall and base units, inset sink and drainer, space for free standing fridge freezer, space and plumbing for a dishwasher, inset electric oven, four ring electric hob with cooker hood over, two radiators, laminate flooring,

BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising bath with mixer tap and electric shower over, vanity unit with inset wash hand basin and storage cupboard to side, WC, tiled flooring and walls, extractor fan, LED mirror, heated towel rail.

BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.

BEDROOM FOUR/STUDY

Double glazed bay window to front, carpet, radiator.

FIRST FLOOR LANDING

Carpet, two double glazed Velux windows to front aspect, radiator.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

SHOWER ROOM

Velux window to front, fitted with a three piece suite comprising double shower cubicle with mains connected shower, vanity unit with inset wash hand basin, WC, gloss tiled floor, heated towel rail, tiled walls, LED mirror, extractor fan.

EXTERNAL

To the front the property offers off road parking with a shingle driveway. A side gate provides access to the sunny rear garden which is south east facing, fully enclosed and is laid to lawn with a patio seating area, shed, and an established apple tree and plum tree.

AGENTS NOTES

This property is Freehold.

Mains drainage, water and electricity connected.

Mains gas central heating.

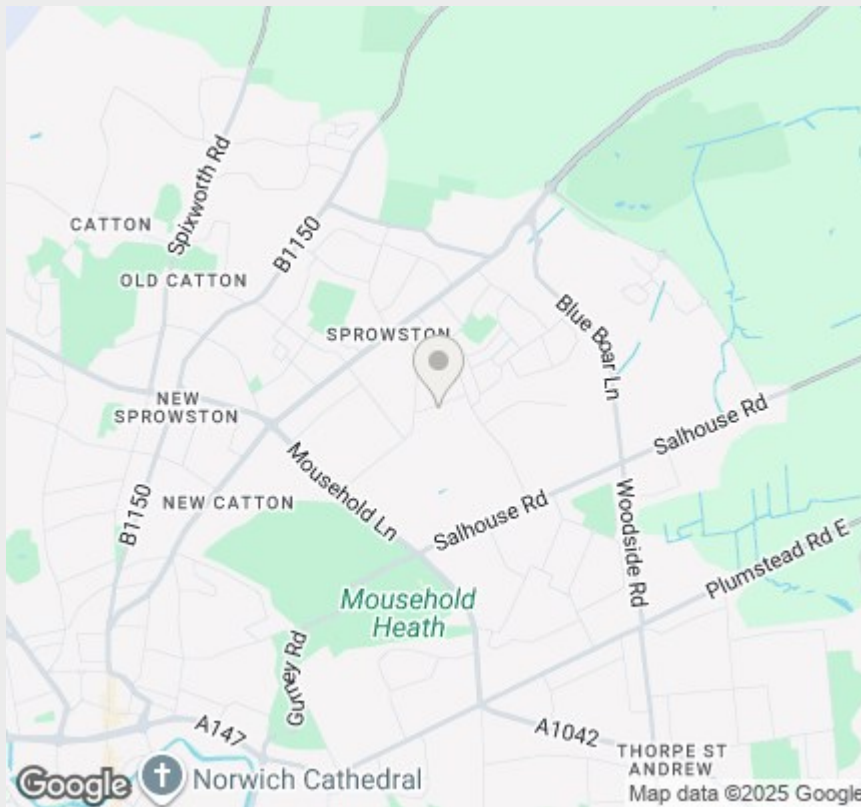
Council tax band: C

The property has been updated with a new central heating system, consumer unit and electrical rewire.

LOCATION

Sprowston is a popular suburb located less than 5 miles north east of the City of Norwich. It offers various amenities, including educational institutions including Sprowston Community Academy, two infant schools and a junior school, recreational facilities such as those at Barker's Lane, which serves as the home ground for Norfolk County Cricket Club.

Sprowston is a well served suburb with two supermarkets, a retail park, farm shop and places to eat. There are regular buses and a Park and Ride for convenient access into the City Centre.



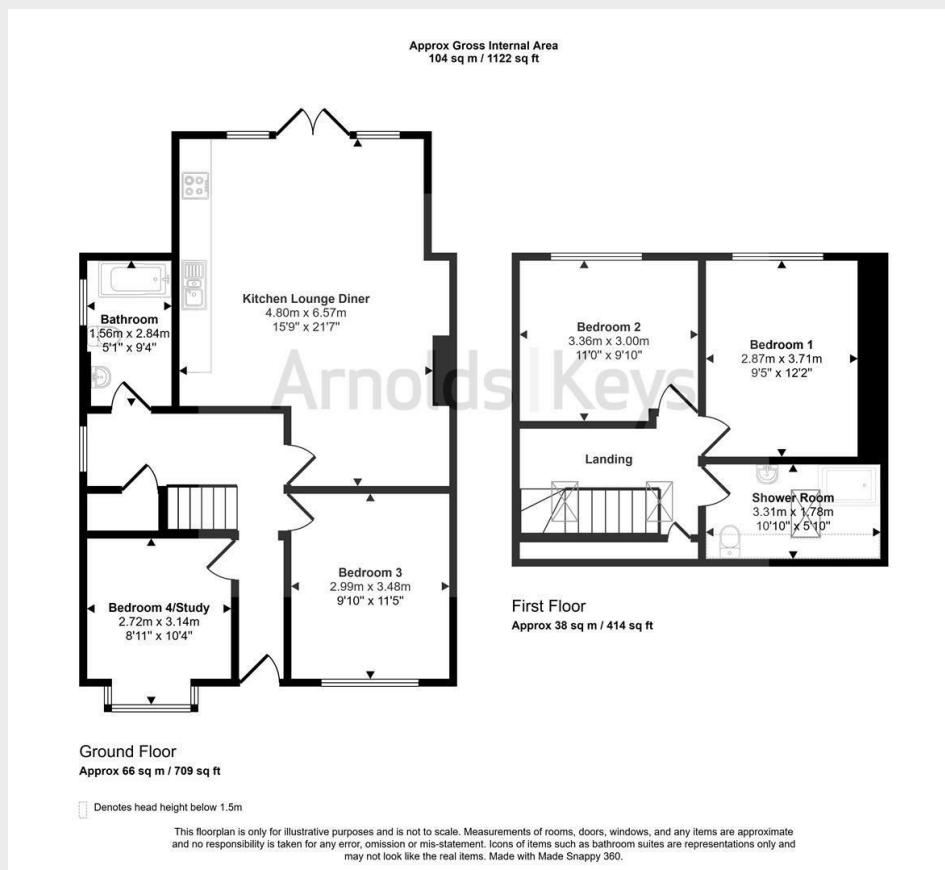
Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

