



Blue Boar Lane, Norwich NR7 8RS

welcome to

Blue Boar Lane, Norwich

****Guide Price £480,000 - £500,000** **STUNNING DETACHED FAMILY HOME** Located on a no-through-road is this four bedroom detached family home boasting a large rear garden, ample off road parking for five plus cars and a garage. Call today to avoid disappointment!**



Entrance Hall

Front entrance door, staircase to first floor landing, radiator, double glazed front and side windows.

Lounge

13' 2" x 17' 1" (4.01m x 5.21m)

Double glazed front window, radiator, fire place with surround and hearth.

Kitchen / Diner

13' 1" x 22' 4" (3.99m x 6.81m)

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, range cooker with cooker hood over, tiled splashbacks, built in fridge freezer, double glazed rear window, double French doors to the conservatory, tiled flooring.

Utility / Shower Room

Fitted with a three piece white suite comprising tiled shower cubicle, WC wash hand basin, two double glazed side windows, storage cupboard with work surfaces.

Conservatory

Double glazed rear and side windows, radiator, French doors to the rear.

Landing

Bedroom One

10' 11" x 13' 8" (3.33m x 4.17m)

Double glazed front window, radiator, door to en-suite.

En-suite

Fitted with a three piece white suite comprising walk in shower cubicle, WC, wash hand basin, tiling.

Bedroom Two

14' 1" x 10' 11" (4.29m x 3.33m)

Double glazed rear window, radiator, built in wardrobes.

Bedroom Three

10' 11" x 13' 3" (3.33m x 4.04m)

Double glazed rear window, radiator.

Bedroom Four

10' 11" x 10' 11" (3.33m x 3.33m)

Double glazed rear window

Family Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, tiling, double glazed side window.

Outside

To the front of the property there is ample off road parking for five plus cars which leads down the side of the property to the garage which has an up and over door.

To the rear of the property there is a large enclosed rear garden mainly laid to lawn with shrubs, borders and a large patio space ideal for entertaining. There is a sheltered seating area to the rear ideally place to appreciate the well-present space. The garden is enclosed by fencing with a side access gate.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Blue Boar Lane, Norwich

- Stunning Detached Family Home
- Four Double Bedrooms
- Quiet No-Through-Road
- Large Enclosed Rear Garden
- Ample Off Road Parking for 5+ Cars & Garage

Tenure: Freehold EPC Rating: D

guide price

£480,000 - £500,000

directions to this property:

Leave Norwich heading north on Magdalen Street and straight over the traffic lights onto Sprowston Road. At the ring-road roundabout the second exit onto Wroxham Road and into Sprowston. At the next roundabout take the third exit and then straight over at the second roundabout. Take the first right continuing on Blue Boar Lane round to the right where the property will be situated on your left.



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Please note the marker reflects the postcode not the actual property



Property Ref:
SPR107540 - 0008

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