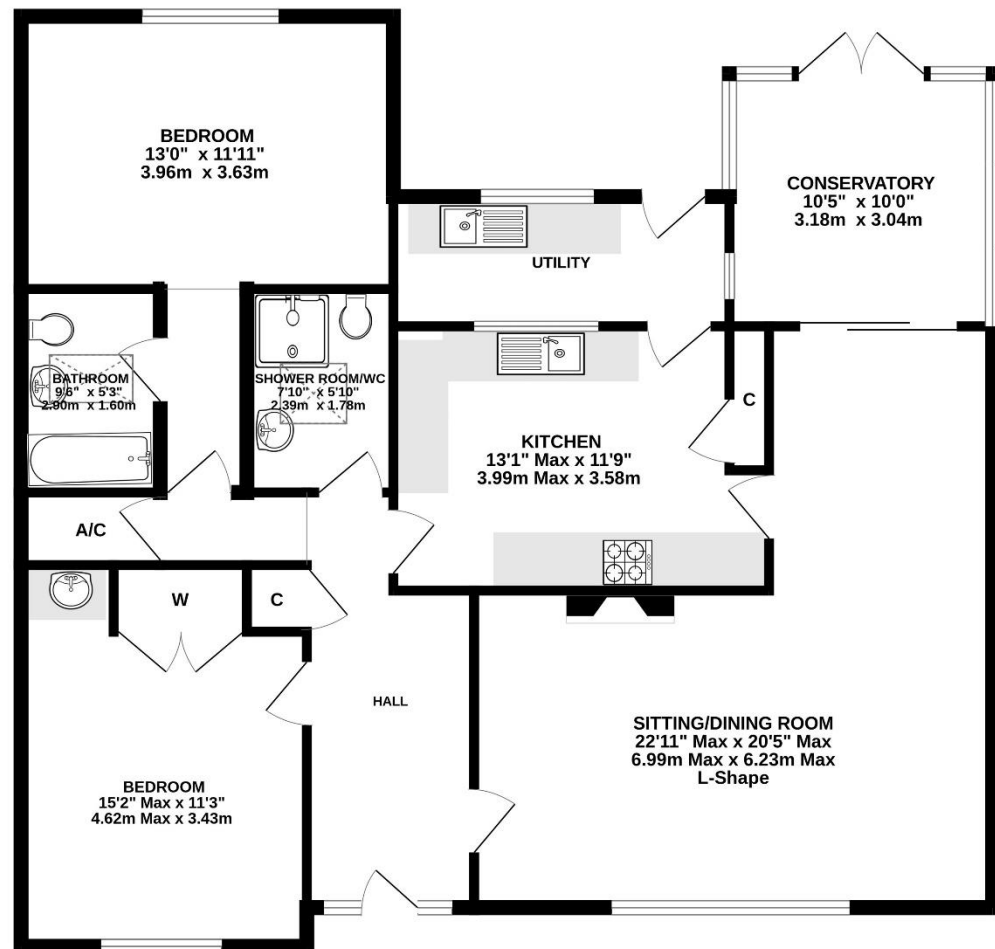


Chenery Drive, Sprowston
£325,000 Freehold



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Detached Bungalow
- Entrance Hallway
- Two Bedrooms
- Spacious L-Shaped Lounge/Dining Room
- Fitted Kitchen
- En-Suite Bathroom Plus Further Shower/WC
- Low Maintenance Rear Garden
- Garage & Driveway
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band D

Description

We are pleased to market this two bedroom detached bungalow situated in the popular suburb of Sprowston just North of Norwich. Offered with no onward chain this great home is situated in a quiet cul-de-sac and internal viewing is advised.

The accommodation comprises; entrance hallway with storage cupboard and doors which lead to the majority of the principal rooms. The sitting/dining room is L-Shaped and generous in size, giving access via sliding doors to the conservatory at the rear. The kitchen is located at the centre of the home and features a range of built in units with work tops above. The kitchen also has a door which leads to the good sized utility room to the rear aspect. There are two further bedrooms with the second double bedroom located to the front and the master bedroom situated to the rear and offers an en-suite bathroom.

Furthermore, there is an additional shower room located off the entrance hallway.

Outside

To the front aspect there is an attractive lawn garden with mature trees and a driveway which gives access to the single garage.

To the rear there is a low maintenance paved garden enclosed by timber fencing and trees with a brick built storage shed.

Location

The property is located within easy access to all local amenities including Sprowston Hall Manor Golf Club, several supermarkets, junior and high schools. There is an excellent bus service into Norwich City Centre with close access to the Northern Distributor Road.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity are all connected.

Local Authority

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133 Council Tax D

Tenure

Freehold

Directions

Leave Norwich via the Sprowston Road and take the second exit at the roundabout onto Wroxham Road. Continue along and Chenery Drive can be found on the left-hand side. The property can be found indicated by our For Sale Board.

