

Ben Allman
Estate & Letting Agents



36 Rushmore Close

Sprowston, Norwich, NR7 8QS

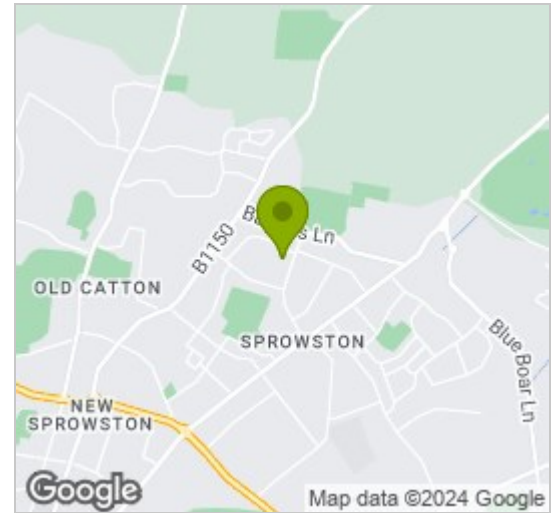
Offers in excess of £315,000



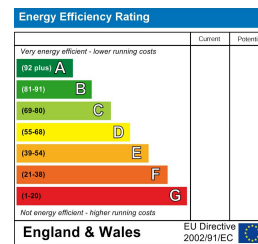
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Substantially Extended in 2019
- New Bathroom Fitted In 2023
- Beautiful Kitchen/Breakfast Room With Central Island
- Dining Room
- Ground Floor Office
- New Boiler Installed In 2022
- Impressive Landscaped Rear Garden
- Integral Garage With Driveway
- Lapsed Planning Application For Second Story Extension (Details Available By Request)



This three-bedroom extended semi-detached house has been meticulously renovated by the current owners, offering a blend of modern amenities and stylish design. The extensive updates make this home a perfect choice for those seeking a turnkey property with ample living space and a well-tended garden.

On the ground floor, you'll find an exceptional kitchen/breakfast room that serves as the heart of the home. This space is beautifully designed with modern fixtures and fittings. Adjacent to the kitchen, there is also a separate dining room.

The ground floor includes a dedicated office, ideal for remote working or study, and a comfortable sitting room where you can relax and unwind. A recently fitted bathroom on this level adds convenience and functionality to the home, featuring contemporary finishes and fixtures.

Upstairs, the first floor comprises three well-proportioned bedrooms, all accessible off the landing.

Outside, the property boasts a large, well-tended rear garden, primarily laid to lawn, providing a serene and private outdoor space. A useful patio area is perfect for outdoor dining and entertaining.

The property is complete with an integral garage and a driveway, offering secure parking and additional storage space.

Available by request, we also hold details for a lapsed planning application to extend over the kitchen in order to add a bathroom on the first floor and allow for three double bedrooms.



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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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