

Ben Allman  
Estate & Letting Agents



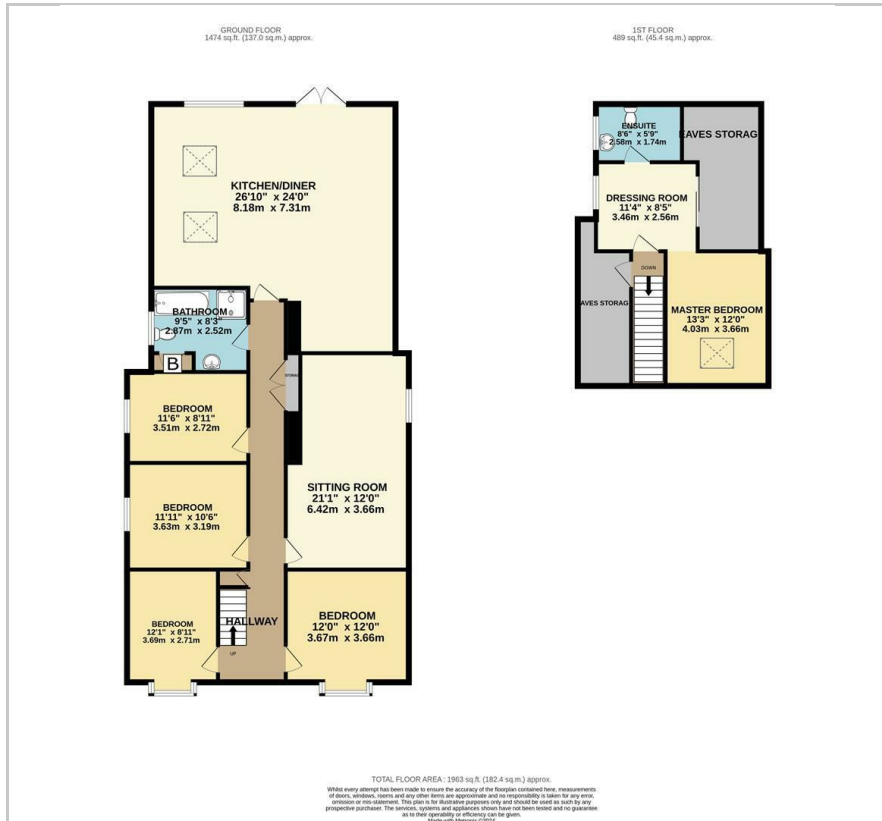
2 Elvina Road

, Spixworth, NR10 3PF

Guide price £525,000



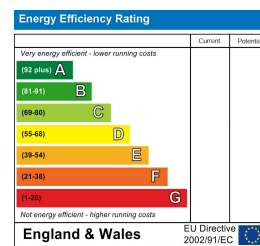
## Floor Plan



## 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.

- Extended Detached Chalet-Bungalow
- 8.1m x 7.1m Open-Plan Kitchen/Family Room
- 5-6 Bedrooms
- Master Bedroom With Dressing Room and En-Suite
- Extensive Eaves Storage
- Large Rear Garden With Bar/Games Room
- Off-Road Parking For Plenty of Vehicles
- Gas Central Heating
- Double Glazed Throughout



Guide Price £525,000 - £550,000. This extensively upgraded and extended detached chalet-bungalow offers an exceptional and flexible living space, perfectly suited for a large family or those who love to entertain. With 5-6 bedrooms, this property provides ample accommodation while maintaining a sense of comfort and luxury throughout.

Offering almost 2000 sq. ft. of internal living space, this expansive home offers 4 double bedrooms on the ground floor, a sitting room (which is currently being occupied as an additional bedroom), and a modern 4-piece bathroom. At the end of the hallway the heart of the home reveals itself in the form of a large open-plan kitchen/family room, equipped with high-end appliances, a central island and bifold doors leading out on to the patio area and large rear garden.

The rear garden is mainly laid to lawn, adorned with various shrubs and trees, including cherry and apple trees. The garden is complete with three sheds, a pergola seating area and boasting an outbuilding with electrics which is currently an outdoor bar/games room.

The first floor offers a luxurious master suite, which includes a dressing room, en-suite toilet and ample eaves storage.



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.

2B Spowston Road, Norwich, Norfolk, NR3 4QN  
 Tel: 01603 555577 Email: enquiries@baela.co.uk www.baela.co.uk