

Ben Allman  
Estate & Letting Agents



5 Plaford Road

Sproston, Norwich, NR7 8HB

Guide price £385,000





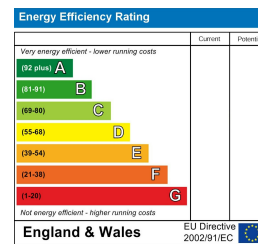
## Floor Plan



## 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.

- Walking Distance To Local Amenities
- Open-Plan Kitchen/Family Room Extending To Over 7m x 5.5m
- Ground Floor WC
- Cul-De-Sac
- Double Glazed Throughout
- Extended And Upgraded Throughout
- Ground Floor Study/Playroom
- Cosy Sitting Room With Wood Burning Stove
- Gas Central Heating
- Integral Garage

This extensively upgraded 4-bedroom semi-detached house is ideally located within walking distance of a variety of local amenities.

Upon entering, you'll find a spacious entrance hall that leads to an integral garage (with power) and a large, inviting sitting room featuring a cosy wood-burning stove—perfect for those winter evenings. Additionally, there's a versatile study/playroom, a convenient WC, and the stunning heart of the home: an expansive kitchen/family room/diner measuring 7m x 5.5m, complete with patio doors that open to a beautifully maintained rear garden.

Upstairs, you'll discover four generous bedrooms. The master bedroom includes an en-suite, while three of the bedrooms offer built-in wardrobes, complemented by a modern family bathroom. This home seamlessly combines comfort and style, making it perfect for family living.



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