

Ben Allman
Estate & Letting Agents



5 Plaford Road

, Sprowston, NR7 8HB

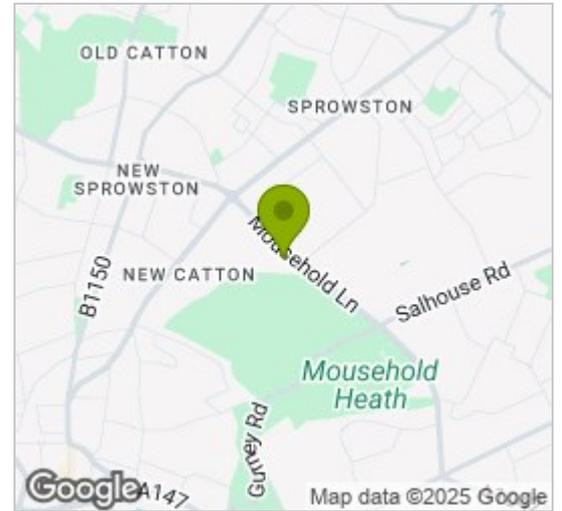
Guide price £375,000



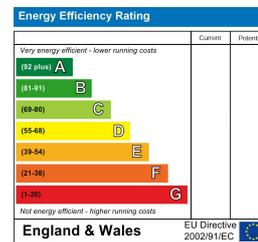
Floor Plan



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



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