

Ben Allman  
Estate & Letting Agents



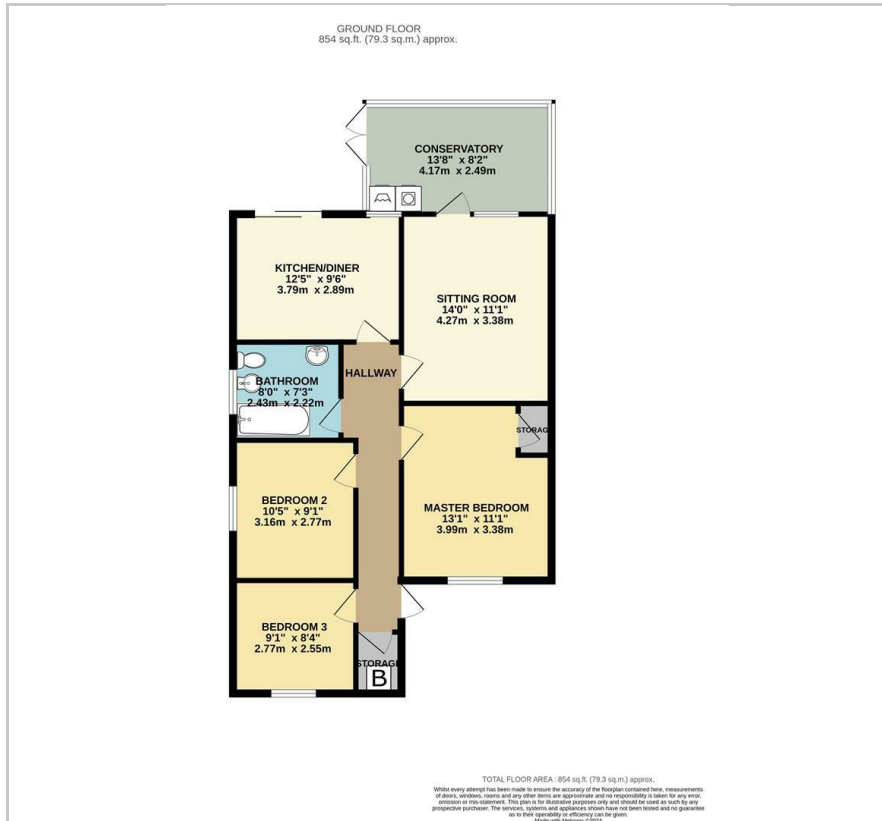
56 Blenheim Crescent

Sprowston, Norwich, NR7 8AW

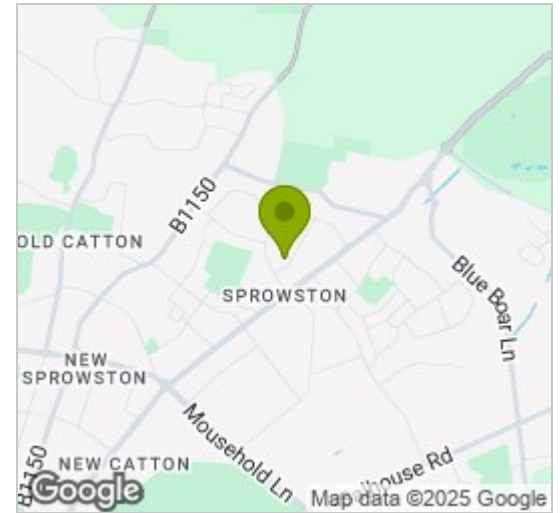
Guide price £285,000



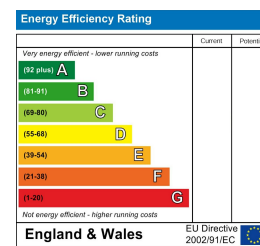
## Floor Plan



## 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.

- Large Rear Garden With Shed
- Wren Kitchen
- Combi Boiler Installed In 2021
- Modern Bathroom
- Potential For Attic Conversion (STPP)
- Driveway
- Fully Boarded Attic
- No Onward Chain

Offered with no onward chain is this excellently presented semi-detached bungalow with large rear garden, conservatory and driveway.

This charming bungalow in Sprowston is sure to attract attention! With thoughtful upgrades throughout, it features three bedrooms, a convenient boiler cupboard, and a modern bathroom. The spacious sitting room flows into a large conservatory. The Wren kitchen adds a stylish touch, and the large rear garden offers ample outdoor space along with a generous storage shed. A wonderful opportunity for anyone looking for a comfortable and well-appointed home.



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