

Ben Allman
Estate & Letting Agents

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FOR SALE

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baela.co.uk



322 Sprowston Road

, Norwich, NR3 4EJ

Guide price £325,000



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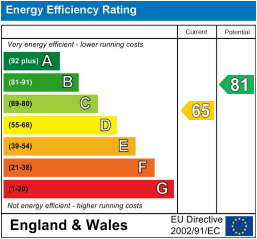
Floor Plan



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.

- Beautifully Upgraded Semi-Detached House With Three Double Bedrooms
- Double Garage With Power
- Large Rear Garden With Decking And Overlooking Allotments
- Conservatory
- Ground Floor WC
- Modern Kitchen/Breakfast Room Which Has Been Upgraded By Current Owners in 2022
- New Windows And Doors Installed To Front In 2023
- New Fibreglass Flat Roof With Lifetime Guarantee
- Walking Distance To A Large Selection Of Amenities
- EPC Rating - C



Impressive Extended 1930s Three-Bedroom Semi-Detached Home with Tranquil Views.

An exceptional opportunity to own a beautifully upgraded 1930s three-bedroom semi-detached home, offering a delightful blend of period charm and modern convenience. Located on the upper end of Sprowston Road, this family home enjoys pleasant views to the rear, backing onto peaceful allotments, offering both privacy and a tranquil setting.

The current owners have meticulously renovated the property, ensuring every corner exudes quality and comfort. The welcoming entrance porch and hall lead you into a cosy sitting room, complete with a charming feature fireplace. The bay-fronted dining room, also featuring a lovely fireplace, creates a warm and inviting atmosphere. The heart of the home is the impressive 5.25m modern kitchen/breakfast room, offering ample space for cooking and dining. This flows into the generous conservatory, which offers additional living space and access to the rear garden. A convenient WC completes the ground floor.

Upstairs, you'll find three spacious double bedrooms, each providing ample room. The modern shower room is conveniently located off the landing, adding to the home's practicality and style.

This property also benefits from uPVC double glazing and gas-fired radiator central heating, ensuring year-round comfort. Outside, the shingled driveway provides ample off-road parking, while a double garage offers



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