

Ben Allman
Estate & Letting Agents



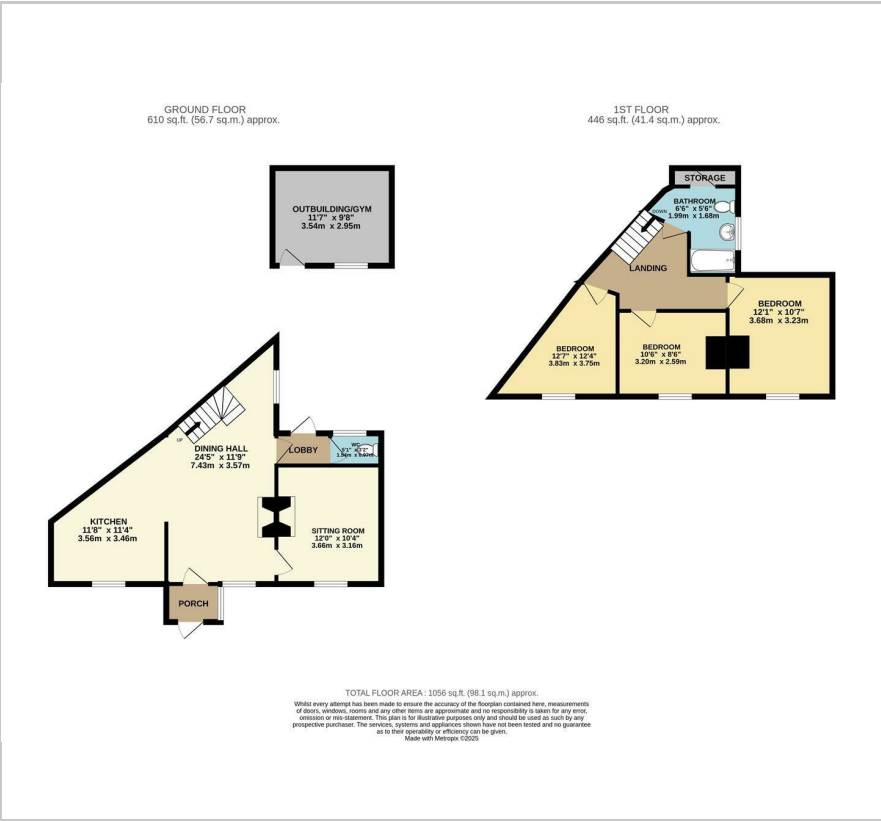
110 Sprowston Road

, Norwich, NR3 4QH

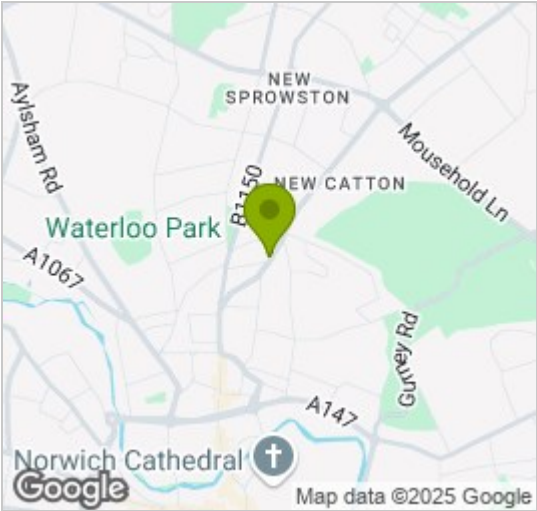
Guide price £250,000



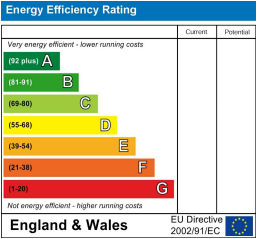
Floor Plan



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.

- No Onward Chain
- Triple-Fronted Victorian Terrace House
- Enclosed Rear Garden With Large Outbuilding (Currently Used As A Gym)
- Large Open-Plan Kitchen/Dining Hall
- Additional Sitting Room
- Ground Floor W/C
- Three Bedrooms Off-Landing
- Upstairs Bathroom
- EPC Rating - Awaited



Step into a truly unique piece of history with this stunning triple-fronted Victorian terrace, believed to date back to 1896. Brimming with character and charm, this former shop and residence has been thoughtfully updated to create an exceptional home that seamlessly blends period elegance with modern comfort. From the moment you arrive, the crisp rendered façade behind a classic picket fence sets the tone, with a neat front garden laid with low-maintenance artificial grass offering instant curb appeal.

Inside, the sense of space is immediately striking. A welcoming enclosed porch leads into a breathtaking open-plan kitchen and dining hall – a rare find in a home of this age. Lovingly updated by the current owner, this heart of the home features a sleek, contemporary fitted kitchen and warm engineered timber flooring, creating a space that is as practical as it is stylish. A separate, cosy sitting room offers the perfect retreat, while a useful downstairs WC and a lobby provide access to the enclosed rear garden.

Designed with easy living in mind, the fully enclosed rear garden continues the low-maintenance theme with more artificial grass. A generous outbuilding, currently used as a gym, offers exciting potential as a home office, studio, or hobby room.

Upstairs, three well-proportioned bedrooms are accessed from a central landing and are complemented by a modern family bathroom. Brimming with charm, space and individuality, this one-of-a-kind home is perfect for those looking for something with character, convenience and a touch of the unexpected.



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