

Ben Allman
Estate & Letting Agents



33 Church Lane

Sprowston, Norwich, NR7 8AY

Guide price £285,000



3



1

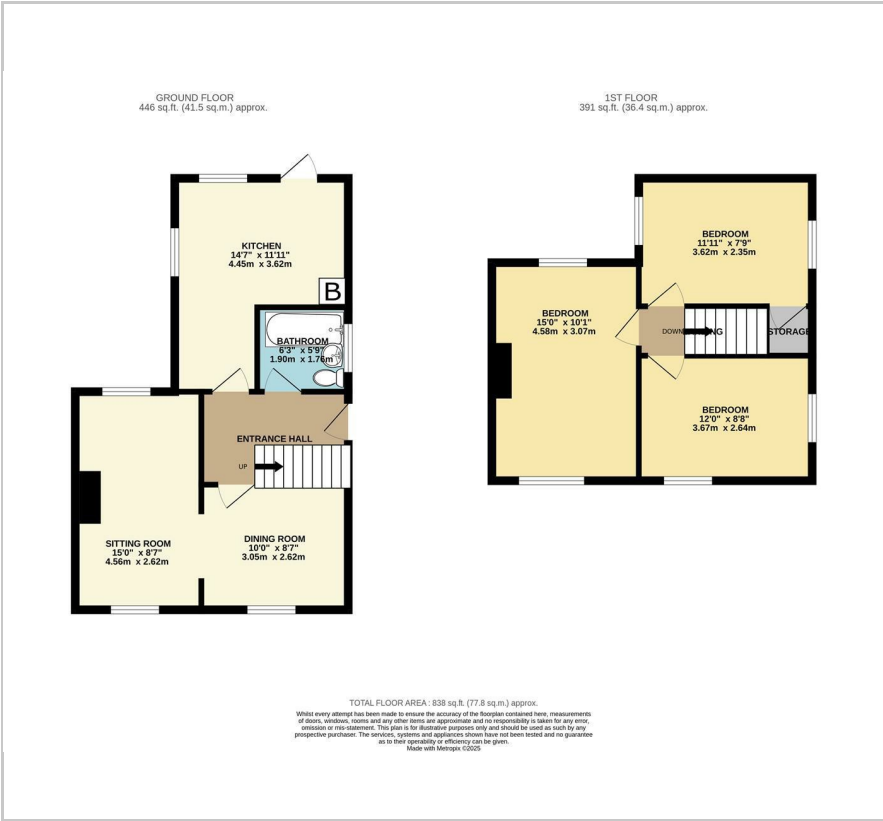


2



D

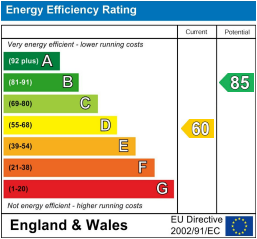
Floor Plan



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
- Beautiful Mature Garden Offering Complete Privacy
- 1930's Semi-Detached Cottage Set Back From The Road
- Driveway For Several Vehicles
- Improved By The Current Owner
- Three Bedrooms Off-Landing With Stripped Back, Original Flooring
- Ground Floor Bathroom
- Generous L-Shaped Kitchen
- EPC Rating - D



Tucked away on a generous and private south-west facing plot in the highly sought-after suburb of Sprowston, this beautifully presented three-bedroom semi-detached cottage offers both charm and practicality. Likely built in the 1930s, the home retains its characterful red brick construction while offering modern comforts throughout.

The ground floor accommodation comprises a welcoming entrance hall, a spacious lounge, a separate dining room, a well-equipped kitchen, and a modern family bathroom. Upstairs, the property features three good-sized bedrooms, all accessed off the landing, providing a practical layout for families.

Outside, the home is set back with a mature front garden and boasts a large wraparound garden to the rear, offering excellent privacy and ample space for outdoor entertaining. There is also generous off-road parking for multiple vehicles. Benefiting from double glazing and gas central heating.

This is a rare opportunity to acquire a deceptive and spacious period home with beautifully private gardens in a prime location. Ideal for families or those looking to enjoy a peaceful setting with great local amenities nearby. Early viewing is highly recommended.



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.