

Ben Allman
Estate & Letting Agents



2 Humbleyard

Norwich, NR5 9BA

Guide price £350,000



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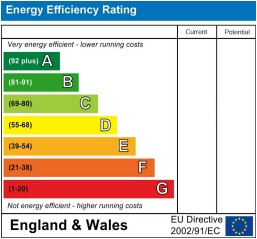
Floor Plan



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 Renovated Link-Detached House
- Ground Floor Wet Room And Separate WC
- Three Double Bedrooms And One Single Bedroom On The First Floor
- Part-Converted Garage Into Office/Potential Bedroom (STP) - Fully Insulated With Additional Attic Space
- Large L-Shaped Kitchen With Velux Windows And Bi-Fold Doors. Integrated Dishwasher, Pyro Oven And Microwave, Induction Hob And Full Sized Fridge And Freezer
- First Floor Modern Bathroom



A beautifully maintained and improved link-detached house in the heart of Bowthorpe. Combining generous living space, versatile accommodation and a wrap-around garden. From the moment you step inside, the property feels exceptionally welcoming. Its layout intelligently designed to deliver both practical family living and room for entertaining.

The ground floor unfolds with a superbly proportioned L-shaped kitchen/family room, measuring in excess of 25'8" by 18'3" at its widest points. Bi-fold doors open directly onto the garden, flooding the space with natural light. Adjacent to this is a formal dining room, accessible via elegant double oak doors; when opened, the rooms combine wonderfully for those whom enjoy entertaining.

Also on the ground level is a comfortable sitting room, a convenient WC, and a separate hallway that leads to a wet room and into a part-converted garage, offering flexible options as a guest bedroom (subject to necessary permissions) or home office. Upstairs, you'll find four well-proportioned bedrooms and a stylish family bathroom.

Externally, the property benefits from a generous driveway with off-road parking and a vibrant wrap-around garden that is beautifully planted and maintained. At the far end of the garden sits a summer house, complete with power.



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