

Ben Allman
Estate & Letting Agents



100 Primrose Crescent
Thorpe St Andrew, Norwich, NR7 0SF

Guide price £240,000



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Located in the highly sought-after eastern suburb of Thorpe St Andrew, this well-presented two-bedroom semi-detached home offers spacious living with generous front and rear gardens.

Thoughtfully improved and meticulously maintained by the current owner, the property now features a modern Wren kitchen, a comfortable sitting room, and a separate dining room on the ground floor. Additionally, a convenient wet room complements the living space downstairs.

Upstairs, the property offers two double bedrooms and a bathroom, each accessed via a central landing, along with two storage cupboards

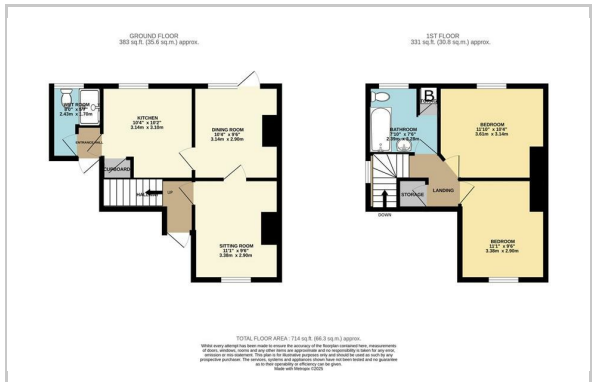
Outside, the home benefits from an enclosed front garden, mainly laid to lawn, with a private driveway. Whilst the generous rear garden, also laid to lawn, makes this an excellent opportunity for families seeking a property with enclosed outdoor space.



Location



Floor Plan



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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