



## 48 Sandy Lane

, Norwich, NR1 2AB

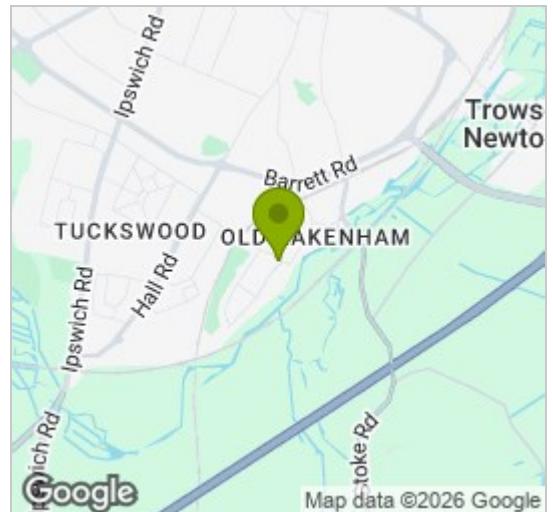
Guide price £280,000



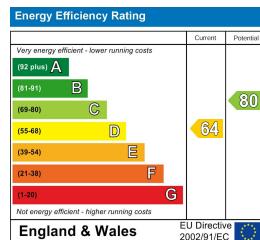
## Floor Plan



## 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.

- Corner Plot Position
- Enclosed Garden With Garden House (Power Connected)
- Large Sitting Room/Dining Room
- Modern First Floor Shower Room With Separate WC
- EPC - D
- Excellently Presented Three Bedroom Semi-Detached House
- Generous Driveway With Ample Parking For Several Vehicles
- Kitchen/Breakfast Room
- Potential To Extend (STPP)
- Guide Price £280,000 - £300,000

This well-presented three-bedroom semi-detached home occupies a generous corner plot to the south of Norwich and offers excellent potential for extension (subject to planning permission). The ground floor features an inviting entrance hall leading to a light and spacious lounge/diner, along with a modern fitted kitchen. Upstairs, there are three well-proportioned bedrooms, a contemporary shower room, and a separate WC accessed from the landing.

Outside, the property enjoys a driveway providing off-road parking, a lawned rear garden with patio, a large summerhouse, and an outbuilding offering useful utility space and an additional WC. The substantial side garden further enhances the appeal, providing scope for future development. With double glazing, gas central heating, and a high standard of presentation throughout, this attractive home is ready to move straight into, with further potential to enhance.



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