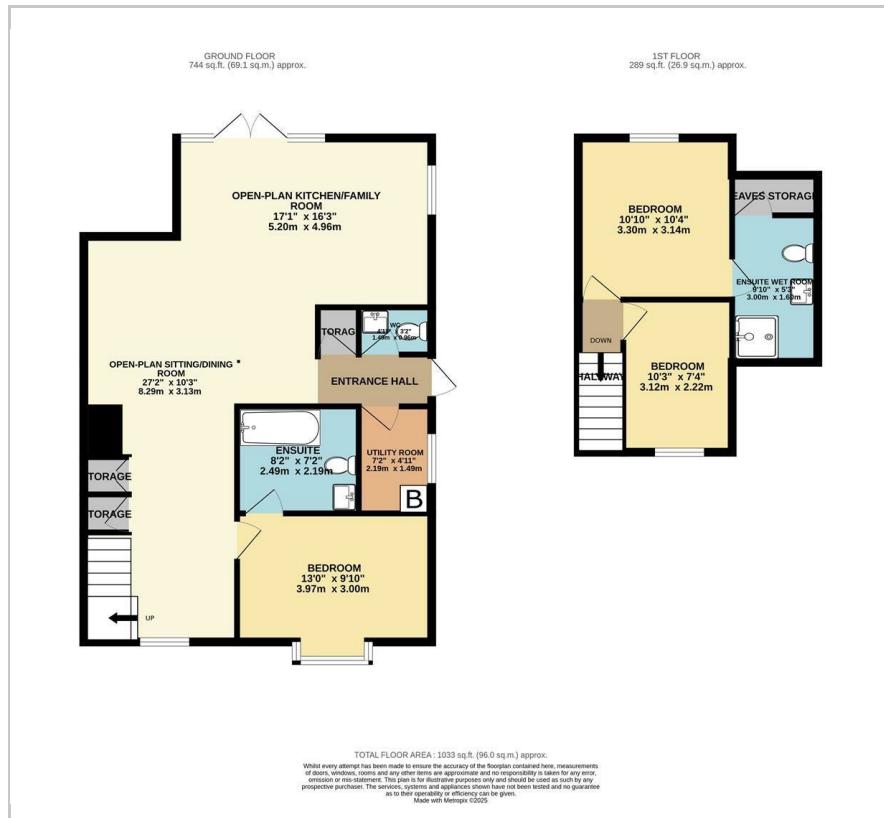




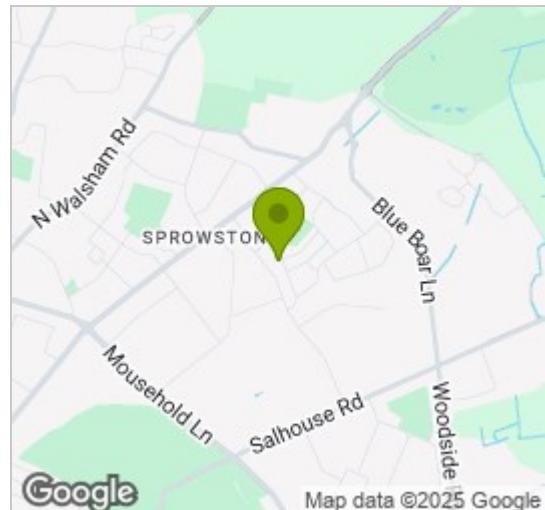
**24 Varvel Avenue**  
Sprowston, Norwich, NR7 8JH  
**Guide price £375,000**



## Floor Plan



## Area Map



## Energy Efficiency Graph

The chart shows the Energy Efficiency Rating for England & Wales. The scale ranges from 'Very energy efficient - lower running costs' (top) to 'Not energy efficient - higher running costs' (bottom). The rating is A (green) for the top 2% and G (red) for the bottom 10%. The distribution is as follows:

Rating	Percentage
A	2%
B	13%
C	25%
D	22%
E	18%
F	10%
G	10%

EU Directive 2002/81/EC

## 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.

- Extended And Fully Renovated To A High Standard
- Expansive Open-Plan Kitchen/Family Room Extending Over 11m
- Fully Re-Wired Electrics Throughout
- Enclosed Rear Garden With Side Door To Garage
- No Onward Chain
- Three Bedroom Semi-Detached Chalet Bungalow With Two En-Suites
- New Gas Central Heating System Installed
- Ground Floor WC And Separate Utility Room
- Freshly Laid Gravel Driveway And A Detached Garage With Power
- EPC Rating - Pending

Beautifully extended and fully renovated, this stunning three-bedroom semi-detached chalet bungalow, offering modern living at its finest and is available with no onward chain. The heart of the home is the impressive open-plan kitchen and family room, stretching over 11 metres and featuring high-quality fittings, a central island, and patio doors leading directly to the rear garden, perfectly suited to family living, or those who enjoy entertaining.

The ground floor includes a generous double bedroom with en-suite bathroom, a separate utility room and a convenient WC. Upstairs are two further well-proportioned bedrooms along with a contemporary en-suite wet room.

Outside, the property is set back behind mature shrubs with a newly laid gravel frontage, a detached garage with power, and a private enclosed rear garden mainly laid to lawn. Recent upgrades include a brand-new gas central heating system with copper pipework and a full electrical rewire, ensuring energy efficiency and peace of mind for future owners.

Located in the sought-after area of Sprowston, close to local amenities, schools and transport links, this beautifully finished home is ready to move straight into and offers an exceptional opportunity for buyers seeking a high-quality property in a prime location.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.