



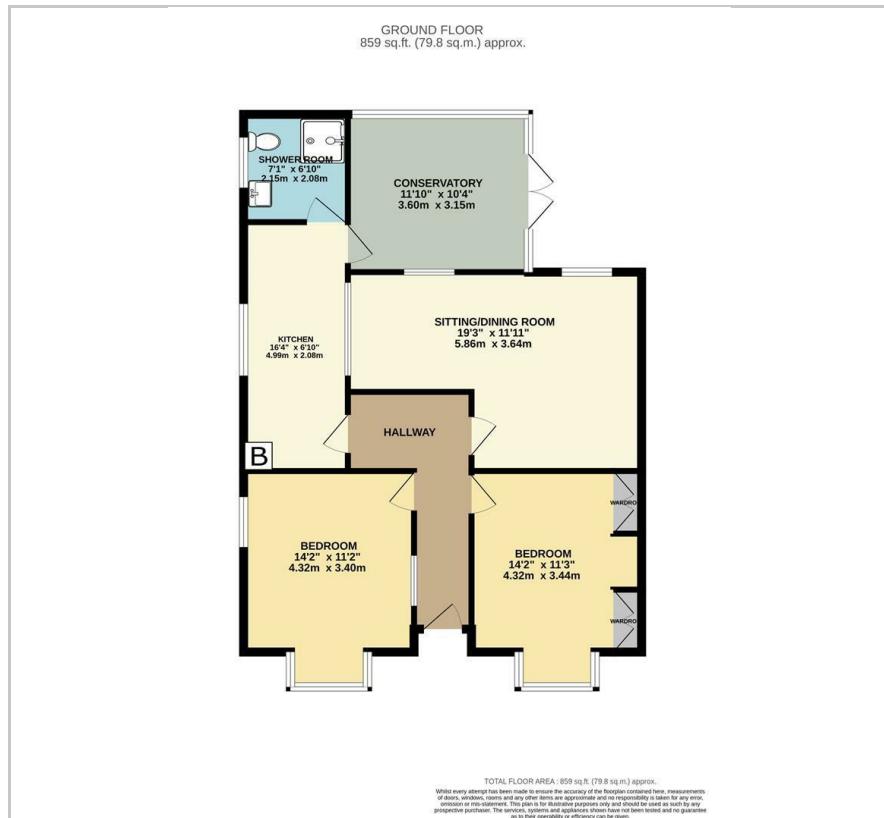
7 Broom Avenue

Thorpe St. Andrew, Norwich, NR7 0BA

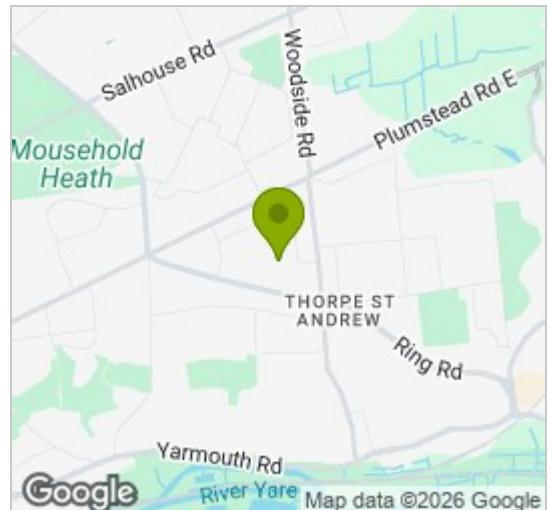
Guide price £250,000



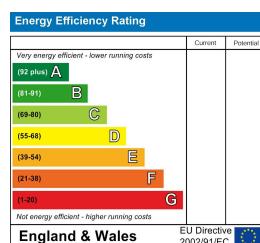
Floor Plan



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.

- Two Bedroom Semi-Detached 1950's Bungalow ■ Driveway And Garage (Formerly Three Bedrooms)
- Potential To Convert Attic Into A Further Room ■ Generous Rear Garden (STPP). Drop Down Ladder And Velux Window In Place
- Large L-Shaped Sitting/Dining Room ■ Conservatory
- Well-Presented Kitchen And Shower Room Which Were Upgraded By Current Owner ■ Double Glazed Windows Throughout. Gas Central Heating With Combi Boiler
- No Onward Chain ■ EPC Rating - Awaited

Situated in the highly desirable suburb of Thorpe St Andrew, this generous two bedroom semi-detached bungalow is offered to the market with no onward chain. Originally designed as a three bedroom home, the property has been reconfigured to create two spacious double bedrooms positioned at the front of the property, providing flexible and comfortable accommodation.

To the rear, an L-shaped sitting and dining room enjoys panoramic views over the large rear garden, creating a bright and welcoming living space. The bungalow further benefits from a well-proportioned kitchen, a shower room, and a conservatory which provides additional living space and a lovely connection to the garden.

A particular feature of the property is the expansive attic, accessed via a drop-down ladder and already fitted with a Velux window, offering excellent potential for conversion into further accommodation subject to the necessary planning permissions.

Externally, the property is complemented by a good-sized driveway providing off-road parking, a garage, and a generous rear garden that offers plenty of space. Located within easy reach of local amenities, schools, and transport links, the property presents an excellent opportunity for those seeking a well-proportioned bungalow with future potential in a highly regarded area.



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