

Ben Allman  
Estate & Letting Agents



7 Broom Avenue

Thorpe St. Andrew, Norwich, NR7 0BA

Guide price £250,000



2



1

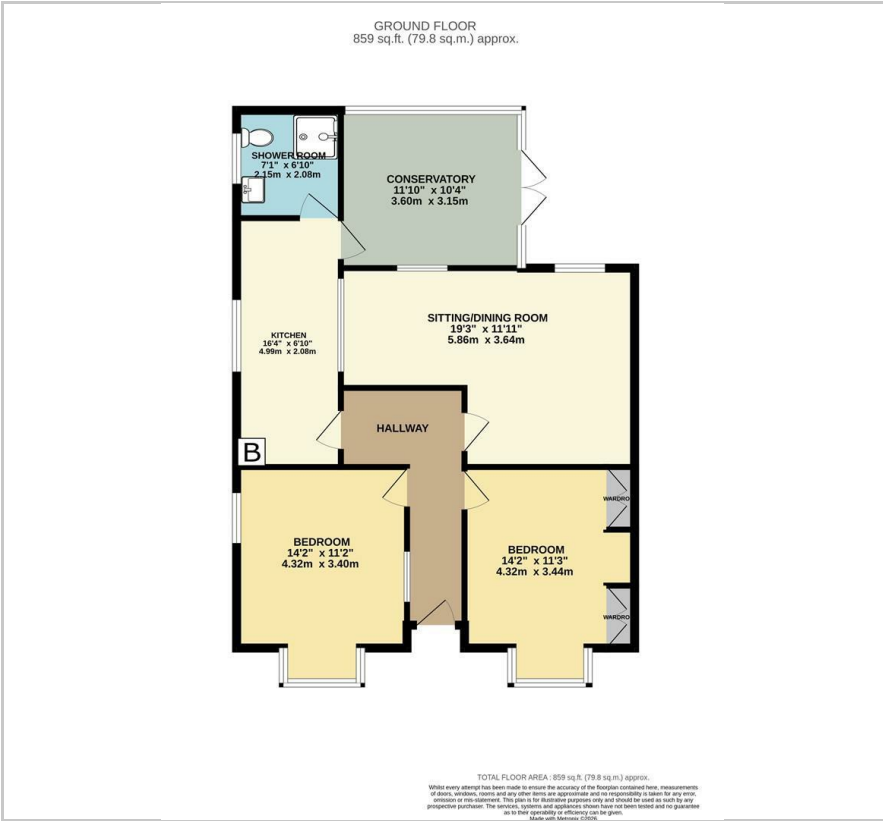


2





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



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.