



89 Linacre Avenue  
Sprowston, Norwich, NR7 8JS  
Guide price £260,000



# 89 Linacre Avenue, Sprowston, Norwich, NR7 8JS

\*Guide Price £260,000 - £280,000\*\* Situated in a highly sought-after and convenient location, this well-presented two-bedroom detached chalet has been thoughtfully reconfigured from its original three-bedroom layout to allow more flexible living accommodation.

The property boasts a generous L-shaped living room extending to around 6.15m. The entrance hall gives access to the bathroom, living room, airing cupboard, open understairs storage and a newly fitted kitchen, which in turn leads to a conservatory overlooking the rear garden.

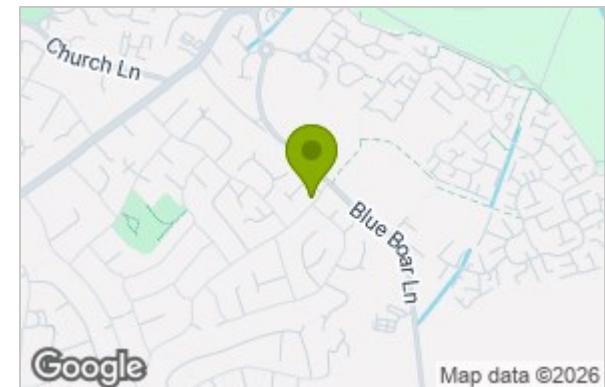
The first floor comprises two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and additional off-bedroom eaves storage.

Externally, the property enjoys ample off-road parking via the driveway, with scope to extend this into the front garden if further parking is required. To the rear is a fully enclosed garden offering a good degree of privacy, along with access to a single garage.

Location



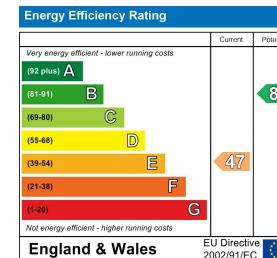
## Area Map



## Floor Plan



## Energy Efficiency Graph



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