

# Astley & co



10 Lindsay Road  
Sprowston  
Norwich

**Price:** Guide Price  
£360,000

## Information

Detached bungalow with four bedrooms presented to the highest standards with a lovely finish throughout including glossy new kitchen set in a good-sized plot. Unusual to find four decent sized bedrooms in a spacious bungalow, so makes for easy and convenient living. The finish is smooth and silky with all the artex removed. Light, bright and airy throughout. The garden is a good size and low maintenance. The accommodation is flexible so can be changed around to swap a bedroom for a second living space or home office. To the side of the property is great for storage and parking. There is Planning Permission Granted for further development including a Single Storey Side Extension and Loft Conversion. The Loft Conversion would have three bedrooms and bathroom and this would allow reconfiguration of the ground floor to incorporate a downstairs guest or master bedroom with ensuite and create another reception room; flexible accommodation. Gas Fired Central Heating. Awaiting Energy Performance Rating. Council Tax C.

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## Description

### Entrance Hallway

Entrance door, doors to all rooms except bathroom, large storage cupboard, loft access

### Kitchen/Diner 14' 6" x 11' 11" (4.427m x 3.624m)

Window to rear, comprising a range of base and wall units with undermount sink, induction hob, built-in double oven, integrated fridge/freezer, integrated dishwasher, upstands, door to lobby, door to utility room

### Utility Room 9' 8" x 4' 8" (2.940m x 1.420m)

Window to side, door to rear garden, sink and drainer, space and plumbing for washing machine, storage cupboard, airing cupboard housing pressurised tank and boiler

### Family Bathroom 9' 7" x 6' 8" (2.912m x 2.027m)

Window to rear, comprising bathtub, vanity wash basin, shower cubicle, heated towel rail

### Bedroom 1 11' 7" x 11' 3" (3.541m x 3.418m)

Window to front, radiator

### Bedroom 2 11' 3" x 7' 8" (3.425m x 2.346m)

Window to side, radiator

### Bedroom 3 11' 3" x 8' 4" (3.422m x 2.545m)

Window to side, radiator

### Bedroom 4 11' 1" x 9' 2" (3.368m x 2.801m)

Window to side, radiator

### Garden

Spacious garden laid to lawn with, paved area, side space for storage and parking

## Summary of accommodation

- Detached Bungalow
- Four Bedrooms
- Extended and Improved
- New Modern Kitchen
- Good Sized Plot
- One Level Living Family Home

## Astley & Co Estate Agents

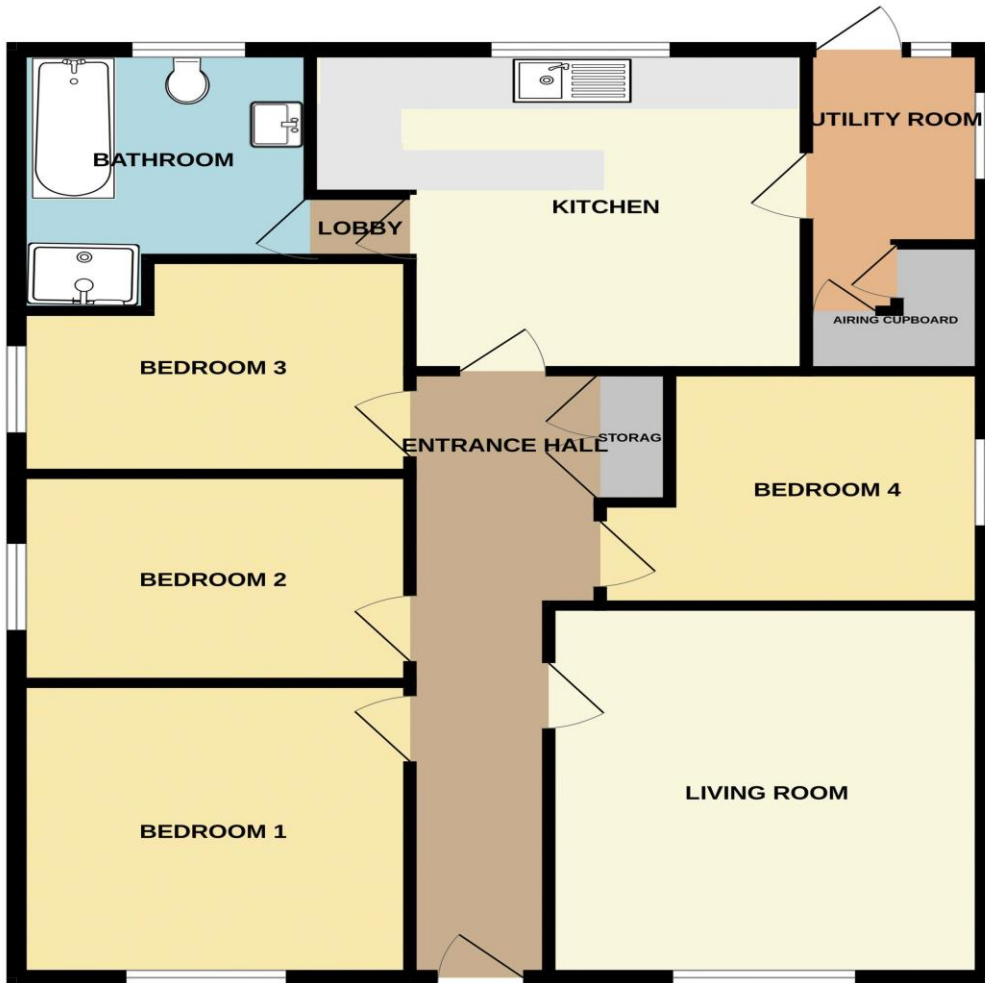
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GROUND FLOOR  
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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