

Ben Allman  
Estate & Letting Agents



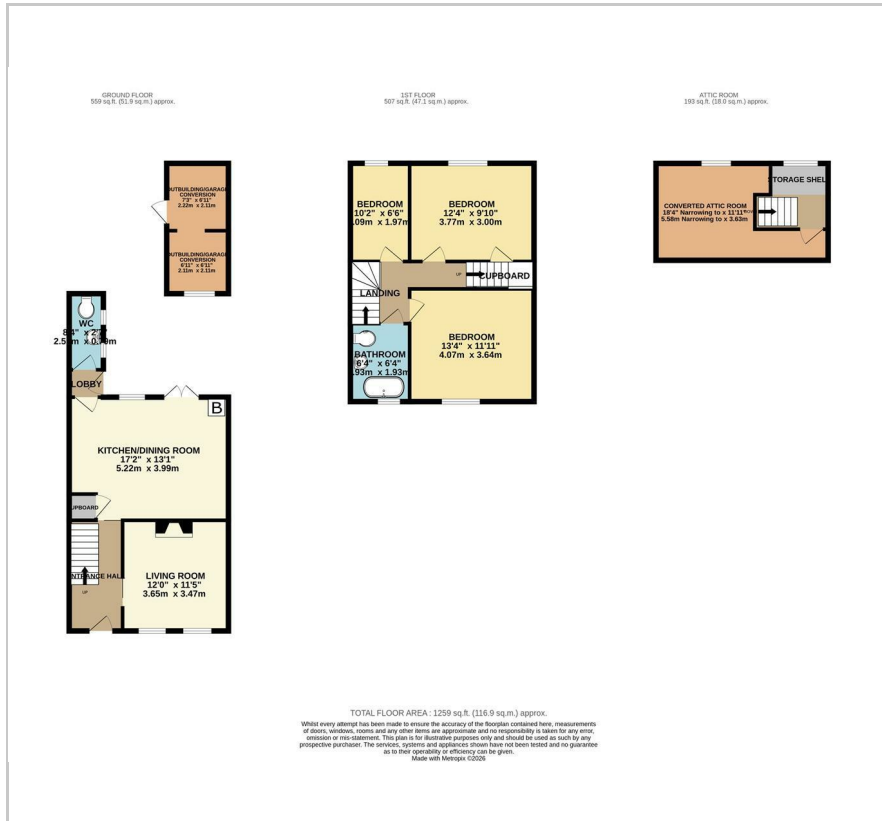
299 Sprowston Road

, Norwich, NR3 4HY

Offers in excess of £295,000



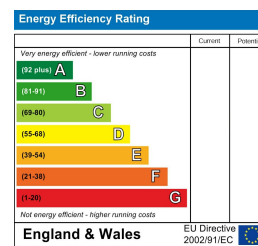
## Floor Plan



## 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.

- Over-The-Passage Hall Entrance Victorian Terrace
- Upgraded Kitchen/Dining Room In 2023
- Three Double Bedrooms Off-Landing On The First Floor
- Upgraded Combi Boiler In 2023
- Sitting Room With Wood-Burning Stove
- First Floor Bathroom Upgraded In 2021 And A Ground Floor WC
- Attic Conversion Currently Occupied As A Bedroom Floor
- Tiered & Bi-Sected Rear Garden With Summerhouse And Converted Garage With Power - Ideally Suited As A Home Office/Hobby Room

An exceptionally well-presented over-the-passage Victorian terrace, this beautiful hall-entrance home has undergone extensive upgrades by the current owners and is finished to a high standard throughout.

Blending stylish modern living with a warm, rustic aesthetic, the property thoughtfully pays homage to its Victorian heritage while offering practical, contemporary living..

Set behind mature trees, hedging, and a gravelled front garden, the home is approached via a traditional hall entrance. The cosy sitting room features a charming wood-burning stove.

To the rear, the hallway opens into a stunning deep green kitchen/dining room, newly installed in 2023 with French doors providing direct access to the garden. A rear lobby and spacious WC complete the ground floor accommodation.

The first floor benefits from the additional width of the over-the-passage design, offering three well-proportioned double bedrooms, all featuring original flooring. The beautifully designed family bathroom includes a freestanding clawfoot bath with overhead rainfall shower.

A further staircase leads to the converted attic room on the second floor, currently used as a bedroom by the owners, providing flexible additional accommodation.



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