

Ben Allman  
Estate & Letting Agents



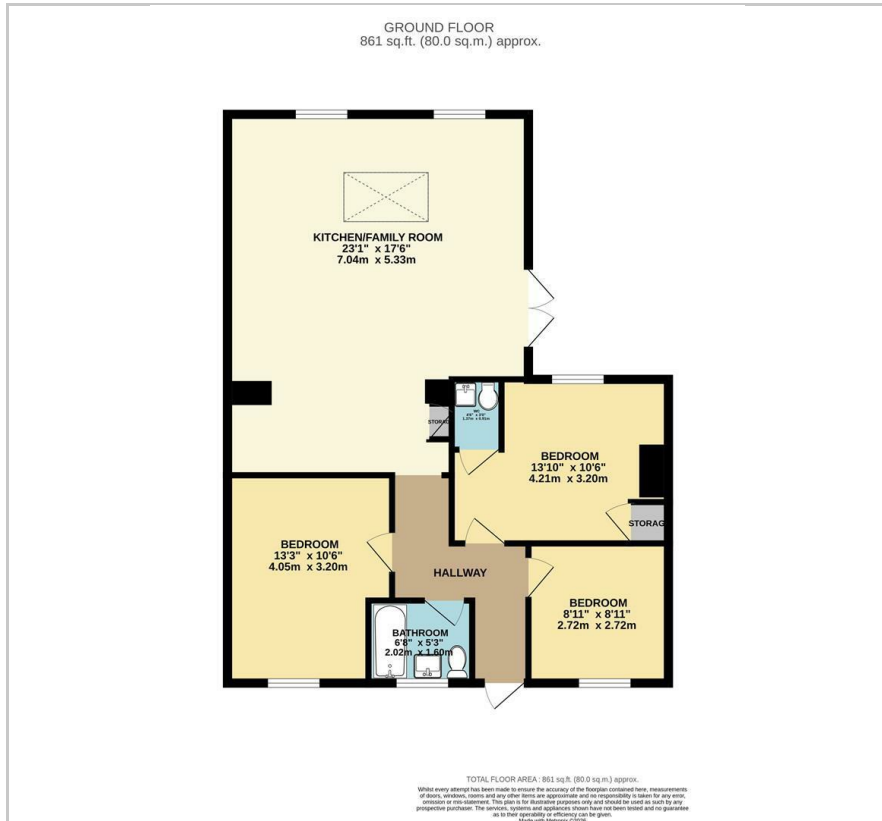
72 Lowry Cole Road

Sprowston, Norwich, NR6 7QY

£315,000



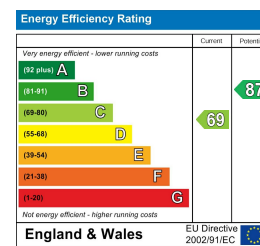
## Floor Plan



## 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.

- Beautifully Renovated and Extended Semi-Detached Bungalow
- Newly Laid Brickweave Driveway
- Open-Plan Kitchen/Family Room With Skylight And Island. Integrated Fridge/Freezer, Dishwasher, Washing Machine, Oven And Hob
- Freshly Carpeted Bedrooms
- Newly Installed Bathroom With Rainfall Showerhead (Mira Digital Shower Controller)
- Cloakroom Suite To Principal Bedroom
- Valliant Combi Boiler Installed 2022
- Enclosed Rear Garden With Newly Laid Paving
- No Onward Chain

This beautifully extended and comprehensively renovated semi-detached bungalow has been finished to an exceptional standard throughout, offering versatile accommodation.

The property benefits from a newly laid brickweave driveway providing off-road parking for several vehicles, alongside a fully enclosed rear garden featuring new paving and a generous lawn.

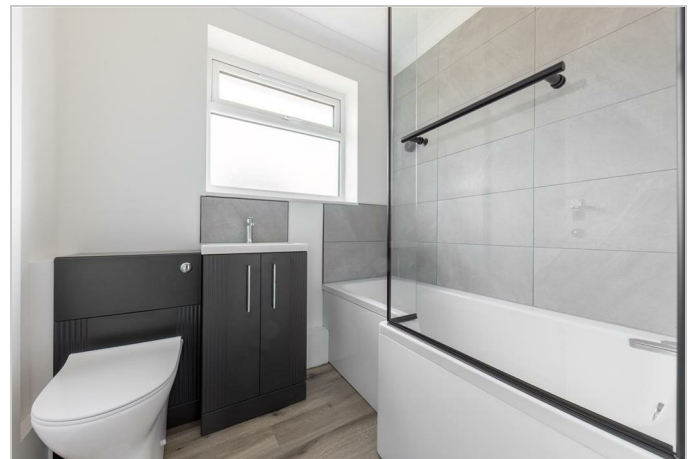
Internally, the bungalow has been extensively upgraded, including full electrical rewiring and brand-new windows and doors throughout, including a contemporary composite front door.

The accommodation comprises three well-proportioned bedrooms, all with newly fitted carpets, with the principal bedroom further benefiting from a private cloakroom suite.

The stunning newly fitted open-plan kitchen/sitting room is a standout feature, complete with a central island, integrated appliances (including oven, hob, fridge, dishwasher, and bin), a large skylight, and elegant French doors opening onto the rear garden.

The modern bathroom is finished to a high specification, featuring a Mira digital shower system with smartphone and Alexa compatibility, along with a rainfall shower over the bath.

Additional improvements include a fully insulated loft which has been re-ridged, re-felted, battened and with newly installed lighting.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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