

FREEHOLD



Bungalow - Detached (EPC Rating: B)

BLACKWELL AVENUE SPROWSTON NORWICH NR7 8XL

Guide price

£500,000

FEATURES

- Exceptional & Contemporary
- Snug with Sliding Doors
- Spa-Inspired En-Suite
- Extensive Private Driveway
- Detached Garage, Workshop
- Luxurious Principal Suite
- Elegant Family Bathroom
- Open-Plan Living Space
- Outdoor Kitchen Pavilion
- Highly Sought-After Location



Ben Allman
Estate & Letting Agents

3 Bedroom Bungalow - Detached located in Sprowston

Beautifully redesigned to an exceptional standard, this outstanding detached bungalow combines luxurious contemporary styling with practical family living. Immaculately presented throughout, the property showcases bespoke craftsmanship, premium finishes and elegant interiors, creating a home of exceptional quality.

A welcoming entrance porch leads into a spacious reception hall, where bespoke butler-style cabinetry extends from the kitchen to provide extensive integrated storage while maintaining a clean, contemporary aesthetic.

The ground floor offers two beautifully appointed double bedrooms, each with bespoke fitted wardrobes concealed behind sliding doors, together with a luxurious family bathroom. A dedicated study provides the ideal home office and gives access to the staircase leading to the first-floor accommodation.

To the rear, the impressive open-plan kitchen, dining and family room forms the heart of the home. Large sliding doors create a seamless connection with the landscaped garden, while a separate snug, accessed via sliding doors, offers a cosy additional reception space. A well-appointed utility room provides further storage and direct access to the rear garden.

The first floor is dedicated to the magnificent principal suite, featuring a generous bedroom, bespoke dressing room and a luxurious en-suite bathroom, creating a peaceful private retreat.

Outside, the landscaped gardens have been thoughtfully designed for entertaining and relaxation, with generous seating areas, a covered outdoor kitchen and dining pavilion, detached garage and adjoining workshop.

Situated in the sought-after suburb of Sprowston, the property enjoys excellent access to Norwich city centre, the Northern Distributor Road, highly regarded schools and a wide range of local amenities.

ENTRANCE PORCH

A stylish and welcoming entrance porch provides an elegant introduction to this exceptional home. Beautifully presented with contemporary finishes and thoughtful detailing, it offers a practical transition into the main residence while immediately establishing the high standard of design found throughout.

RECEPTION HALL

The impressive reception hall creates a wonderful first impression, offering a bright and beautifully proportioned central space from which the accommodation flows effortlessly. Bespoke butler-style cabinetry extends seamlessly from the kitchen into the hallway, providing an exceptional amount of integrated storage whilst maintaining clean architectural lines and an uncluttered aesthetic. Finished with refined décor and quality flooring, the hallway perfectly reflects the sophisticated character of the home.

KITCHEN/DINING/FAMILY ROOM

22'1 x 18'11

Undoubtedly the heart of the home, this spectacular open-plan living space has been thoughtfully designed to bring family and friends together. The bespoke kitchen features an impressive central island, premium integrated appliances, extensive cabinetry and elegant work surfaces, while the dining and family areas provide beautifully defined spaces for entertaining and everyday living. Large sliding doors frame views across the landscaped gardens, flooding the room with natural light and creating a seamless connection between indoor and outdoor living.

UTILITY ROOM

10'7 x 5'11

Beautifully finished to complement the kitchen, the utility room combines practicality with style. Offering additional cabinetry, generous work surfaces and dedicated laundry facilities, it also provides direct access to the rear garden, ensuring everyday household tasks remain separate from the main living accommodation.

SNUG

14'2 x 9'0

Accessed via contemporary sliding doors from the main living space, the snug provides a wonderfully versatile second reception room. Whether used as a cosy lounge, cinema room or peaceful reading retreat, it offers the flexibility to remain open to the kitchen and family area or be closed off for a more intimate setting. The bespoke media wall with niche displays and inset wood burner with raised hearth make a beautiful centre piece to this fantastic living space.

BEDROOM TWO

11'10 x 10'11

A beautifully presented double bedroom enjoying a peaceful position to the front of the property. Bespoke fitted wardrobes concealed behind contemporary sliding doors maximise both storage and space, while tasteful décor and generous proportions create a bright and welcoming retreat for family members or guests.

BEDROOM THREE

11'10 x 10'11

Equally impressive, the second ground-floor double bedroom offers stylish and versatile accommodation. Finished with the same exceptional attention to detail, the room benefits from bespoke fitted wardrobes, elegant décor and an abundance of natural light, making it ideal as a guest bedroom, children's room or additional principal accommodation.

FAMILY BATHROOM

Beautifully appointed and finished to an exceptional standard, the luxurious family bathroom offers a

contemporary sanctuary for everyday living. Featuring a freestanding bath, spacious walk-in shower, bespoke vanity unit and premium fittings throughout, the room has been designed to create a relaxing spa-like atmosphere with timeless elegance.

STUDY

10'6 x 8'0

Perfectly suited to modern lifestyles, the dedicated study provides an ideal home office, offering a quiet and versatile workspace with excellent natural light. Thoughtfully positioned, the room also incorporates the staircase rising to the first-floor principal suite and could equally serve as a reading room, hobby room or snug.

PRIMARY SUITE

18'6 x 11'0

Occupying the entire first floor, the magnificent primary suite has been thoughtfully designed as a luxurious private retreat. Generous proportions, carefully curated décor and an abundance of natural light create a calm and elegant atmosphere reminiscent of an exclusive boutique hotel. A beautifully appointed dressing room provides extensive bespoke storage before leading into the exceptional en-suite, creating an indulgent suite dedicated entirely to comfort and relaxation.

DRESSING ROOM

Beautifully designed to complement the principal suite, the bespoke dressing room provides an abundance of fitted storage with carefully considered cabinetry, creating an elegant and practical space that enhances the luxurious feel of the accommodation.

PRIMARY ENSUITE

Finished to an outstanding specification, the spa-inspired en-suite is a true statement of luxury. A freestanding bath, expansive walk-in rainfall shower and bespoke twin vanity units are complemented by premium tiling, designer brassware and carefully considered lighting. Combining elegant design with exceptional functionality, the space offers a tranquil retreat designed for everyday indulgence.





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GARAGE

The detached garage provides secure parking and excellent additional storage, offering flexibility for vehicle accommodation or further workshop space if required.

WORKSHOP

Adjoining the garage, the workshop provides an invaluable addition to the property, ideal for hobbies, crafts, DIY projects or secure storage. Its versatility enhances the practicality of this exceptional home.

GARDEN/OUT DOOR LIVING

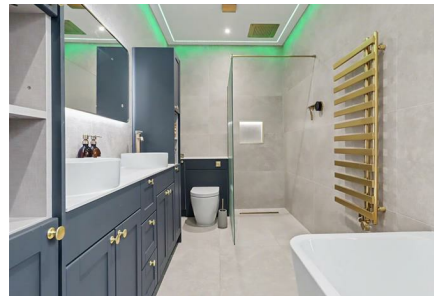
The beautifully landscaped rear gardens have been thoughtfully designed as a natural extension of the home's luxurious interiors, creating an exceptional setting for both entertaining and everyday enjoyment. Expansive seating terraces lead to immaculate lawns, while the impressive covered outdoor kitchen and dining pavilion provides a superb space for alfresco dining and hosting family and friends throughout the seasons. Carefully established planting and a high degree of privacy complete this elegant outdoor sanctuary. To the front, a substantial block-paved driveway provides ample off-road parking for multiple vehicles and leads to the detached garage and adjoining workshop, combining practicality with outstanding kerb appeal.

AGENTS NOTE

Electric Car Charger

22 Solar PV Panels with Battery Storage

Planning Granted for Garden Room at the bottom of the garden with water and electrics in situ.



Call us on

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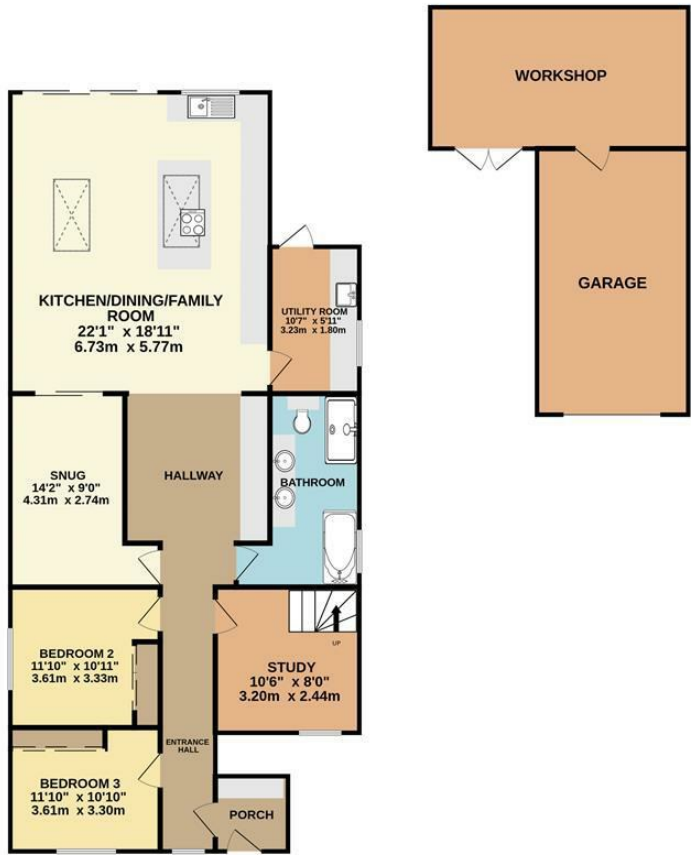
enquiries@baela.co.uk

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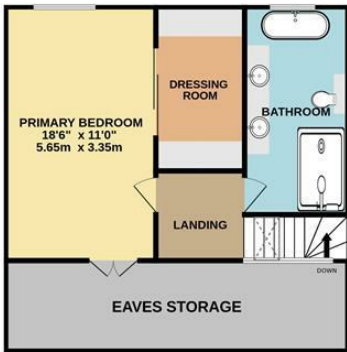
Council Tax Band

C

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	89
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Ben Allman
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