

Ben Allman
Estate & Letting Agents



7 Broom Avenue

Thorpe St. Andrew, Norwich, NR7 0BA

Guide price £250,000



2



1



2



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.

The ground floor plan shows a central hallway (B) connecting several rooms. At the top left is a shower room (7'1" x 6'10", 2.15m x 2.03m) containing a toilet and a bathtub. To its right is a conservatory (11'10" x 10'4", 3.60m x 3.15m). Below the shower room is a kitchen (10'4" x 8'10", 4.96m x 2.08m). To the right of the kitchen is a large sitting/dining room (19'3" x 11'11", 5.86m x 3.64m). At the bottom left is a bedroom (14'2" x 11'2", 4.32m x 3.40m). At the bottom right is another bedroom (14'2" x 11'3", 4.32m x 3.44m). Two windows are indicated on the right wall of the right-hand bedroom. The plan also shows external doors at the bottom and a set of stairs leading up from the hallway.

SHOWER ROOM
7'1" x 6'10"
2.15m x 2.03m

CONSERVATORY
11'10" x 10'4"
3.60m x 3.15m

KITCHEN
10'4" x 8'10"
4.96m x 2.08m

SITTING/DINING ROOM
19'3" x 11'11"
5.86m x 3.64m

HALLWAY

BEDROOM
14'2" x 11'2"
4.32m x 3.40m

BEDROOM
14'2" x 11'3"
4.32m x 3.44m

WINDOOW

WINDOOW

TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any mis-interpretation of the floorplan. The floorplan is not intended to provide any legal guarantee for the use of the property. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

A map of the Thorpe St Andrew area in Norfolk, England. A green pin marks the location of the property. The map shows several roads: Salhouse Rd to the northwest, Woodside Rd running north-south through the center, Plumstead Rd E to the northeast, Ring Rd to the southeast, and Yarmouth Rd to the south. Green areas represent Mousehold Heath and other parks. The River Yare is visible at the bottom. The Google logo and 'Map data ©2026 Google' are at the bottom left.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

England & Wales
 EU Directive 2002/91/EC

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.

- Two Bedroom Semi-Detached 1950's Bungalow (Formerly Three Bedrooms)
- Potential To Convert Attic Into A Further Room (STPP). Drop Down Ladder And Velux Window In Place
- Large L-Shaped Sitting/Dining Room
- Well-Presented Kitchen And Shower Room Which Were Upgraded By Current Owner
- No Onward Chain
- Driveway And Garage
- Generous Rear Garden
- Conservatory
- Double Glazed Windows Throughout. Gas Central Heating With Combi Boiler
- EPC Rating - Awaited

Situated in the highly desirable suburb of Thorpe St Andrew, this generous two bedroom semi-detached bungalow is offered to the market with no onward chain. Originally designed as a three bedroom home, the property has been reconfigured to create two spacious double bedrooms positioned at the front of the property, providing flexible and comfortable accommodation.

To the rear, an L-shaped sitting and dining room enjoys panoramic views over the large rear garden, creating a bright and welcoming living space. The bungalow further benefits from a well-proportioned kitchen, a shower room, and a conservatory which provides additional living space and a lovely connection to the garden.

A particular feature of the property is the expansive attic, accessed via a drop-down ladder and already fitted with a Velux window, offering excellent potential for conversion into further accommodation subject to the necessary planning permissions.

Externally, the property is complemented by a good-sized driveway providing off-road parking, a garage, and a generous rear garden that offers plenty of space. Located within easy reach of local amenities, schools, and transport links, The property presents an excellent opportunity for those seeking a well-proportioned bungalow with future potential in a highly regarded area.



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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