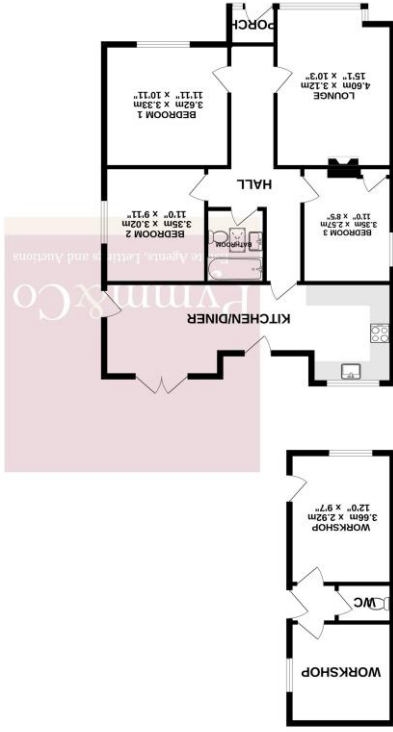


Our expert mortgage advisors are able to guide you through the whole mortgage process, to help you select and arrange the right product for you. Let us also make your life easier, by arranging the selected mortgage on your behalf. This includes First Time Buyer, Home Mover, Re-mortgage and Buy to Let services.
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 Independent Mortgage & Financial Advice



This floor plan is for information purposes only and is not intended to be used as a contract. Measurements, floor area and dimensions are approximate. They should not be used for legal purposes and are subject to change without notice. Please refer to the relevant title plan for the correct measurements.



GROUND FLOOR
 106.7 sq m (1149 sq ft) approx.



11 Blenheim Close, Sprowston, Norwich, NR7 8AN
Guide Price £400,000 - £425,000

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- No Onward Chain
- Fully renovated three bedroom detached bungalow
- Entrance porch leading to welcoming entrance hall
- Well appointed family bathroom
- Bay fronted lounge
- Quality fitted kitchen with adjoining dining area and French doors to the rear garden
- Double glazing throughout
- Gas central heating
- Driveway providing off road parking
- Substantial outbuilding offering further potential

A wonderful and beautifully renovated three bedroom detached bungalow, tucked away within a peaceful cul-de-sac and modernised to a high standard throughout. This attractive home offers spacious and well planned accommodation, making it ideal for a range of buyers seeking stylish single storey living. The accommodation begins with an entrance porch leading into a welcoming entrance hall. The bay fronted lounge provides a bright and comfortable living space, while the quality fitted kitchen is located to the rear of the property and features a range of integrated appliances, including a fridge/freezer, dishwasher, washing machine, electric hob, oven, grill and extractor hood. Adjoining the kitchen is a dining area, offering ample space for entertaining family and friends, with French doors opening directly onto the rear patio and garden. There are three well proportioned bedrooms, all served by a contemporary bathroom fitted with a modern white suite comprising a panelled bath with shower over, low level WC and hand wash basin set within a vanity unit. The bathroom also benefits from a vaulted ceiling with skylight, creating a bright and airy feel. Externally, a driveway to the front and side provides ample off road parking. To the rear, the property enjoys a mature and well established garden offering a good degree of privacy, with a large terrace patio leading to lawned areas and well stocked flower and shrub borders. Rear access gate to the back of Tesco and shops on Wroxham Road. A particular feature of the property is the substantial outbuilding, currently divided into two workshop areas together with a cloakroom. With power and lighting connected, the building offers excellent potential for a variety of uses, including a home office, studio or further development, subject to any necessary consents. Further benefits include double glazing, brand new gas central heating system with a 5 year warranty, newly re wired with new consumer unit, and the added advantage of being offered for sale with No Onward Chain.



Location

Situated within the sought after northern suburb of Sprowston, Blenheim Close is a quiet and attractive cul-de-sac ideally positioned for convenient everyday living. The property enjoys easy access to an excellent range of local amenities, including well regarded schools for all ages, doctors` surgeries, veterinary practices, supermarkets, pubs and cafés. Regular bus stops nearby provide excellent public transport links to and from Norwich City centre, while a variety of parks, open green spaces and sports facilities are all within easy reach, offering plenty of opportunities for leisure and recreation. For commuters, the nearby Northern Distributor Road provides swift access around the city and connects to the region`s major road networks.



Agents Note - Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

Tel: 01603 305805