

FREEHOLD



Detached Chalet Bungalow - Detached (EPC Rating: D)

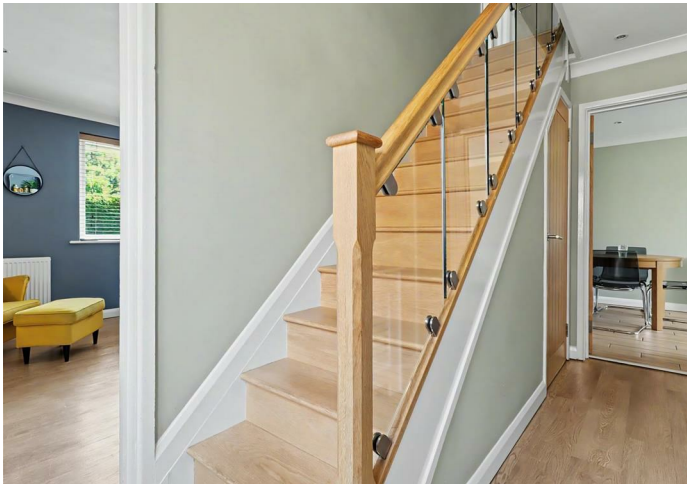
# CLOVER ROAD SPROWSTON NORWICH NR7 8TF

Offers in the region of

£350,000

## FEATURES

- Detached three-bedroom
- Contemporary kitchen/dining
- Primary with en-suite
- Stylish family bathroom
- Enclosed garden
- Spacious sitting room
- Practical utility lobby
- Ground floor bedroom
- Garage & driveway
- Quiet residential setting



Ben Allman  
Estate & Letting Agents

# 3 Bedroom Bungalow - Detached located in Sprowston

Beautifully presented throughout, this contemporary detached residence offers stylish interiors, versatile accommodation and a beautifully landscaped garden, creating an exceptional home for modern family living. Situated in a sought-after residential setting, the property combines elegant design with everyday practicality, just moments from local amenities and excellent transport links.

A welcoming entrance hall leads into a superb sitting room, where generous proportions and large windows create a bright and inviting space for relaxing or entertaining. At the heart of the home is a stylish kitchen/dining room, thoughtfully designed with sleek cabinetry, generous worktop space and ample room for family meals or social occasions. Adjoining the kitchen, a practical utility lobby provides space for laundry appliances and convenient internal access to the integral garage.

The ground floor also benefits from a versatile third bedroom, served by the contemporary family shower room making it ideal for guests, multi-generational living or a dedicated home office.

Upstairs, two generous double bedrooms both feature fitted wardrobes, with the primary suite further enhanced by a modern en-suite bathroom, creating a peaceful retreat.

Outside, the landscaped rear garden has been designed for both relaxation and entertaining, complemented by mature planting and enclosed boundaries for added privacy. To the front, a generous driveway provides ample off-road parking and leads to the integral garage.

Occupying a desirable position on the ever-popular Clover Road, the property enjoys easy access to local amenities, highly regarded schools, nearby green spaces and the Northern Distributor Road, while Norwich city centre is just a short drive away. Offering beautifully presented accommodation and flexible living, this is a home ready to enjoy from day one.

## ENTRANCE HALL

A bright and welcoming entrance hall sets the tone for the home, offering an immediate sense of space and warmth. Featuring a striking oak staircase rising to the first floor, the hallway provides access to all principal ground floor accommodation while creating an elegant first impression for both residents and guests.

## SITTING ROOM

21'10" x 11'4"

Beautifully proportioned and flooded with natural light from windows at both the front and rear aspects, the sitting room is an inviting space designed for both relaxation and entertaining. A feature fireplace creates an attractive focal point, while the generous layout comfortably accommodates a range of seating arrangements, making it ideal for cosy evenings or hosting family and friends.

## KITCHEN/DINING ROOM

15'3" x 9'2"

The heart of the home, this contemporary kitchen and dining space has been thoughtfully designed to balance style with practicality. Fitted with an extensive range of modern wall and base units, generous worktop space and room for integrated and freestanding appliances, it offers everything required for everyday living. The dining area comfortably accommodates a family-sized table, creating the perfect setting for casual breakfasts, evening meals or entertaining guests, while views over the rear garden enhance the light and airy feel.

## UTILITY LOBBY

8'3" x 6'3"

Positioned just off the kitchen, the utility lobby provides dedicated space for laundry appliances, helping to keep the main living areas clutter-free. Offering convenient internal access to the integral garage, it enhances the home's practicality and everyday functionality.



### BEDROOM THREE

9'5" x 7'1"

Located on the ground floor, this versatile double bedroom offers flexibility to suit a variety of lifestyles. Equally suited as a guest bedroom, home office, playroom or hobby room, it benefits from easy access to the family bathroom, making it an ideal space for multi-generational living or those requiring ground floor accommodation.

### SHOWER ROOM

The contemporary shower room features a walk-in shower, wash hand basin and WC, finished with modern fixtures and tasteful tiling to create a sleek and functional space.

### LANDING

The first-floor landing provides access to both bedrooms while enhancing the sense of space and flow throughout the upper level.

### PRIMARY BEDROOM

12'2" x 10'3"

An impressive primary suite enjoying generous proportions and an abundance of natural light. Fitted wardrobes provide excellent storage while maintaining a clean and uncluttered aesthetic. The room is further enhanced by a stylish en-suite shower room, creating a luxurious and private retreat.







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### EN-SUITE

Finished in a contemporary style, the en-suite is fitted with a modern suite comprising a panelled bath with shower over, wash hand basin and WC. Stylish tiling and quality fittings complete this practical yet elegant space.

### BEDROOM TWO

13'2" x 11'4"

A spacious double bedroom extending the full depth of the property, offering excellent versatility for family members or guests. Complete with fitted wardrobes and ample space for additional furniture, this bright and comfortable room provides flexible accommodation to suit a range of needs.

### OUTSIDE

The beautifully landscaped rear garden has been thoughtfully designed to create a private outdoor sanctuary for alfresco dining, entertaining and relaxing, all framed by mature shrubs and enclosed fencing for privacy. To the front, a generous driveway provides ample off-road parking and leads to the integral garage, completing this superb family home.

### LOCATION

Situated on the popular Clover Road in north Norwich, this property enjoys a sought-after residential setting with excellent access to local amenities, highly regarded schools and nearby green spaces. The Northern Distributor Road is easily accessible, providing convenient links across Norfolk, while Norwich city centre is just a short drive away, offering an excellent selection of shopping, dining, leisure and cultural attractions.



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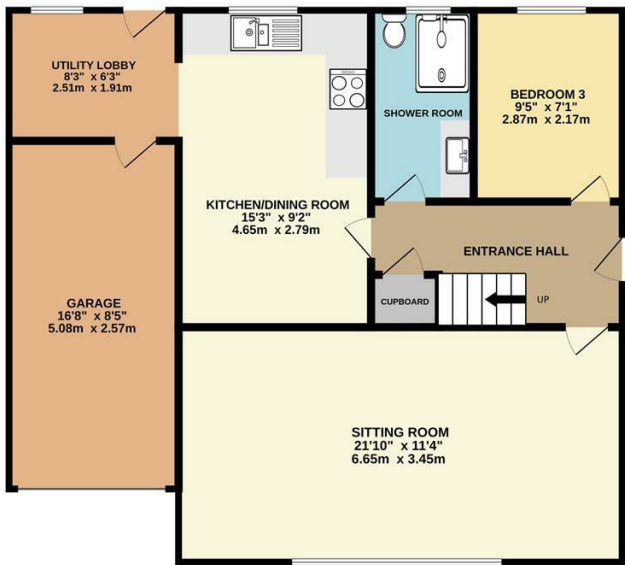
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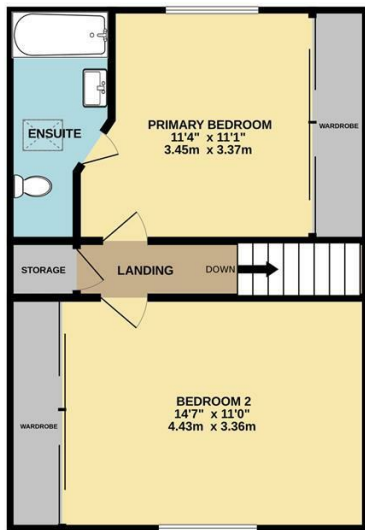
Council Tax Band

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                    |  |                         |
|---------------------------------------------|--|-------------------------|
| Very energy efficient - lower running costs |  |                         |
| (92 plus) A                                 |  |                         |
| (81-91) B                                   |  |                         |
| (69-80) C                                   |  |                         |
| (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 |
| Current                                     |  | Potential               |
|                                             |  | 84                      |
|                                             |  | 65                      |

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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