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ESTATE AGENTS



53 Linton Crescent
Sprowston
Norwich

Price: Offers in
Excess of
£260,000

Information

This well-presented semi-detached bungalow offers comfortable and stylish living. Featuring two bedrooms, a modern fitted kitchen, and a garden room with a recently installed warm roof.

The former conservatory has been enhanced with quality replacement windows and the warm roof system, creating an attractive additional living space suitable for every season.

Outside, the low-maintenance rear garden has been designed with artificial lawn, reducing upkeep and allowing more time to enjoy the outdoor space. Situated on a quiet residential road in the heart of Sprowston, the property benefits from a highly desirable location close to local amenities, transport links, and everyday conveniences.

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Description

Entrance Hall

Kitchen 11' 0" x 7' 2" (3.36m x 2.18m)

Lounge 14' 7" x 11' 7" (4.45m x 3.53m)

Bedroom 1 11' 10" x 11' 8" (3.61m x 3.55m)

Bedroom 2 11' 2" x 10' 8" (3.40m x 3.24m)

Shower Room 6' 5" x 5' 4" (1.96m x 1.63m)

Garage 18' 7" x 7' 9" (5.66m x 2.35m)

Garden Room 11' 3" x 10' 2" (3.42m x 3.09m)

Garden

Summary of accommodation

- Semi Detached Bungalow
- Two Bedrooms
- Easy Low Maintenance Garden
- Garden Room with Warm Roof
- Gas Fired Central Heating
- All Year-Round Garden Room
- Approx. Gross Internal Area 83 sq m / 892 sq ft.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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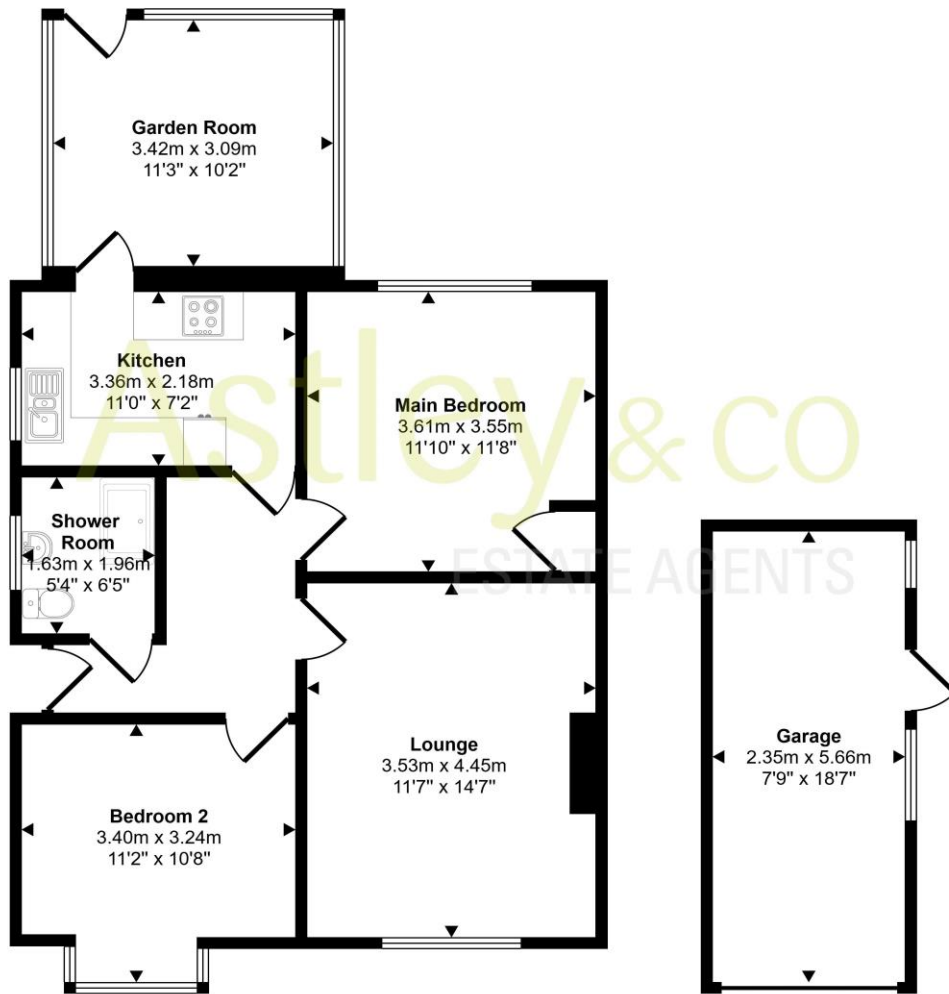
Tel: 01603 415182

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Approx Gross Internal Area
83 sq m / 892 sq ft



Floorplan
Approx 70 sq m / 748 sq ft

Garage
Approx 13 sq m / 143 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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