





Bungalow - Semi Detached (EPC Rating: C)

BLENHEIM CRESCENT NORWICH NR7 8AW

Offers in excess of

£280,000

FEATURES

- Semi detached bungalow
- Spacious sitting/dining room
- Entrance hall
- Wet room
- Detached garage
- Popular Sprowston location
- Kitchen and rear lobby
- Three bedrooms
- Extensive rear garden
- Well-maintained plot

3 1 0 C

Ben Allman
Estate & Letting Agents

3 Bedroom Bungalow - Semi Detached located in Sprowston

Situated in the ever-popular suburb of Sprowston, this semi detached three-bedroom bungalow occupies a generous plot and offers well-proportioned accommodation throughout, presenting an excellent opportunity for those seeking single-storey living in a convenient residential location.

The property is approached via a driveway providing ample off-road parking and leading to a detached garage. An entrance hall gives access to the principal accommodation, including a spacious sitting/dining room which provides an ideal space for both everyday living and entertaining. The kitchen offers a range of storage and work surface space, with a useful rear lobby providing access to the garden.

There are three bedrooms, offering flexibility for family life, visiting guests or those requiring a home office, all served by a practical wet room.

A particular feature of the property is the generous plot. To the rear, the substantial garden is predominantly laid to lawn and enjoys a good degree of privacy, providing excellent outdoor space for gardening enthusiasts, families, or those simply wishing to enjoy the outdoors. The detached garage adds further practicality, while the extensive driveway ensures plentiful parking.

Offered with scope for cosmetic updating and personalisation, this appealing bungalow combines spacious accommodation, a sizeable garden and a sought-after Sprowston location close to local amenities, regular bus services and Norwich city centre.

ENTRANCE HALL

Entrance door to the front, leading to a bright hallway with doors to all bedrooms and the kitchen.

SITTING/DINING ROOM

17'9 x 12'6

A generously proportioned dual-purpose reception space offering ample room for both lounge and dining furniture, making it ideal for everyday living and entertaining alike. The sitting area enjoys a bright and airy feel, centred around a feature fireplace and enhanced by large sliding patio doors that provide attractive views over the rear garden and direct access to the patio. The dining area benefits from a large window overlooking the front aspect, creating a pleasant space for family meals and social gatherings. Well-presented and filled with natural light, this versatile room forms the heart of the home.

KITCHEN

12'9 x 7'2

Fitted with a range of wall and base units providing ample storage, the kitchen offers generous work surface space and room for everyday dining requirements. A side-facing window allows plenty of natural light, while the layout has been designed for practicality with space for freestanding appliances. The kitchen also benefits from access to a useful rear lobby, providing a convenient link to the garden and sitting room.

REAR LOBBY

Side access door to the driveway and rear garden. Door to the sitting room.

WET ROOM

Designed with practicality and accessibility in mind, this well-appointed wet room comprises a walk-in shower area with fitted curtain rail, wash hand basin and low-level WC. Fully tiled walls create a bright and easy-to-maintain environment, while a frosted window provides natural light and ventilation. The room offers a functional and contemporary space, ideally suited to a range of purchasers seeking the convenience of single-level living.

PRIMARY BEDROOM

A generous double bedroom positioned to the front of the property, enjoying a pleasant outlook through a large window that provides excellent natural light. The room offers ample space for freestanding bedroom furniture and benefits from a built-in storage cupboard, helping to maximise the available floor area. Comfortable and well-proportioned, the principal bedroom provides a peaceful retreat and offers scope for purchasers to personalise to their own taste and style.

BEDROOM TWO

11'10 x 10'1

A well-proportioned double bedroom enjoying a pleasant rear aspect overlooking the garden

and an abundance of natural light through a large window. The room benefits from a range of built-in wardrobes, providing excellent storage and helping to maximise the available floor space. Offering versatility for a variety of needs, this comfortable room would be ideal as a guest bedroom, primary bedroom or spacious home office.

BEDROOM THREE

8'11 x 8'11

A versatile third bedroom benefiting from a window to the front aspect, allowing for good levels of natural light. The room offers flexibility for a variety of uses including a guest bedroom. A particular feature is the addition of a wash hand basin and WC within the room, providing useful convenience and potential for those requiring accessible accommodation. The room is well-proportioned and presents further scope for buyers to adapt to suit their individual requirements.

OUTSIDE

A particular highlight of the property is the impressive rear garden, occupying a substantial plot and offering an excellent degree of space for a variety of lifestyles. Predominantly laid to lawn, the garden is well maintained and enclosed by timber fencing, creating a private and secure environment. A paved patio area immediately adjoins the bungalow, providing the perfect spot for outdoor dining and entertaining, while a selection of established shrubs and ornamental planting add interest throughout the seasons. The generous proportions of the garden offer ample space for keen gardeners, families and those seeking to enjoy outdoor living, with convenient access to the detached garage and side driveway.











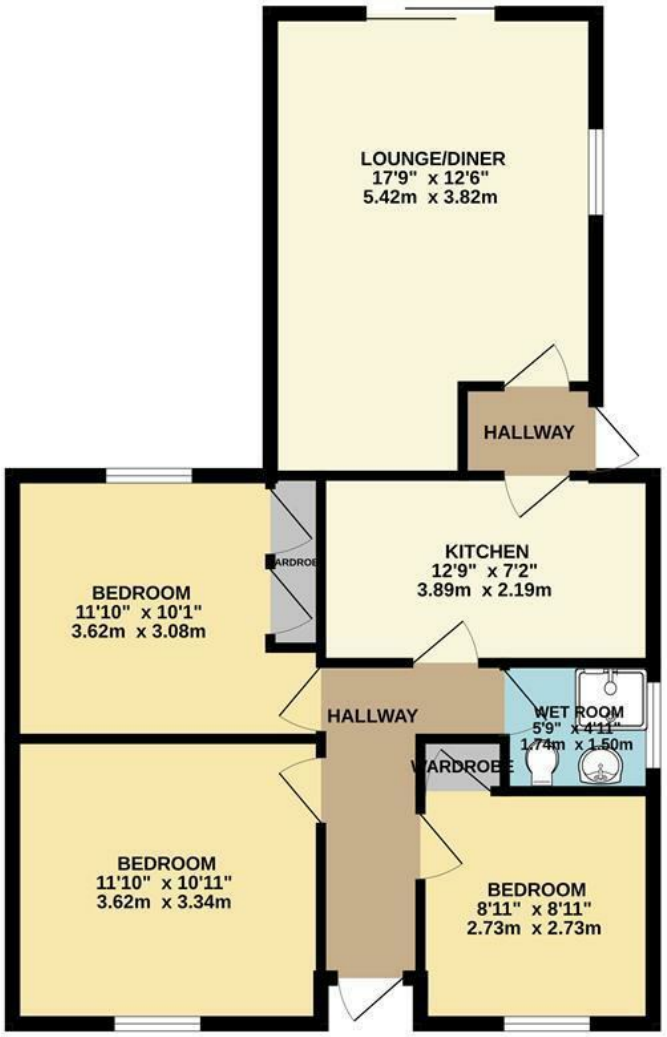








GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

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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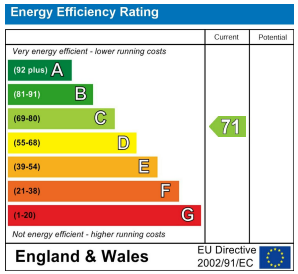
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