

Ben Allman  
Estate & Letting Agents



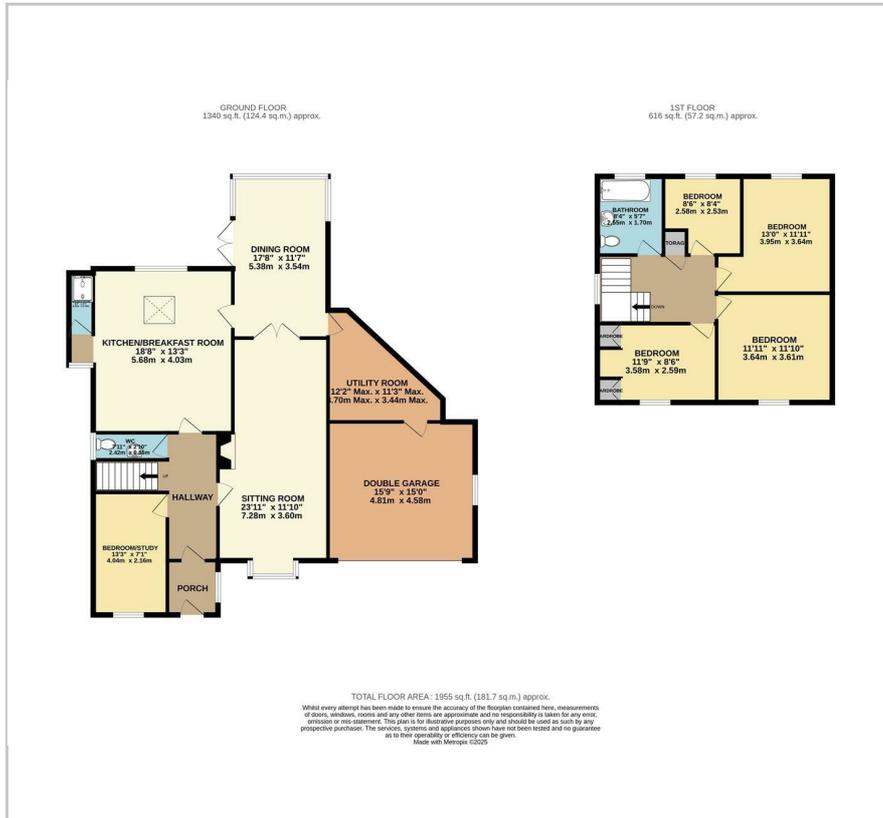
## 6 Blithemeadow Drive

Sproston, Norwich, NR7 8PX

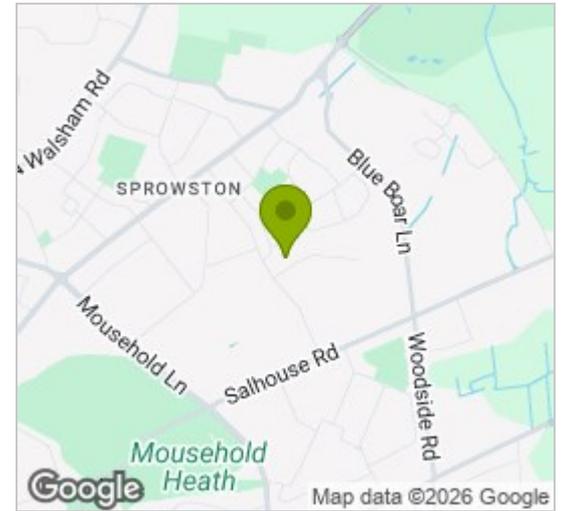
Offers in the region of £460,000



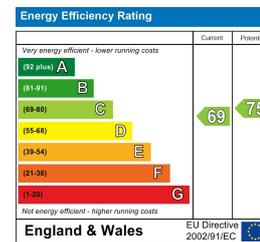
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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.

- Detached And Extended Family Home
- Double Garage With Power, Electric Roller Door And Stairs Leading To A Converted Attic Room
- Extensive And Flexible Accommodation With The Sitting Room And Dining Hall Extending To Almost 14 Metres With Cosy Wood-Burning Stove
- Kitchen/Breakfast Room With Skylight And A Separate Utility Room
- Ground Floor Bedroom/Study Along With Four First-Floor Bedrooms
- Ground Floor Shower Room And Separate WC And First Floor Bathroom



This exceptional and beautifully extended four/five bedroom detached family home occupies a generous plot within the highly sought-after suburb of Sprowston, offering impressive space, versatility and curb appeal throughout. Set back from the road, the property is approached via a sweeping in-out driveway providing parking for up to six vehicles, creating an impressive first impression.

Upon entering, a welcoming hallway leads to a spacious lounge featuring a cosy wood burner and French doors opening into a generous dining hall, well-suited to both family living and entertaining with bi-fold doors leading to the enclosed rear garden. The well-appointed kitchen/breakfast room is fitted with modern units, a skylight flooding the space with natural light. A range of versatile ground-floor rooms includes a useful office or fifth bedroom, a shower room, a utility room and a separate WC.

The property also benefits from an integral double garage with power, an electric roller door, and stairs leading to a versatile loft room - ideal as a studio, home office or additional storage area.

Upstairs, the spacious landing gives access to four well-proportioned bedrooms and a contemporary family bathroom. Each room is tastefully presented..

Outside, the delightful rear garden has been thoughtfully landscaped into three distinct zones, including a large patio seating area, a central lawn, and a further section providing substantial storage sheds.



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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