

Ben Allman  
Estate & Letting Agents



86 Cozens-Hardy Road

Sprowston, Norwich, NR7 8QG

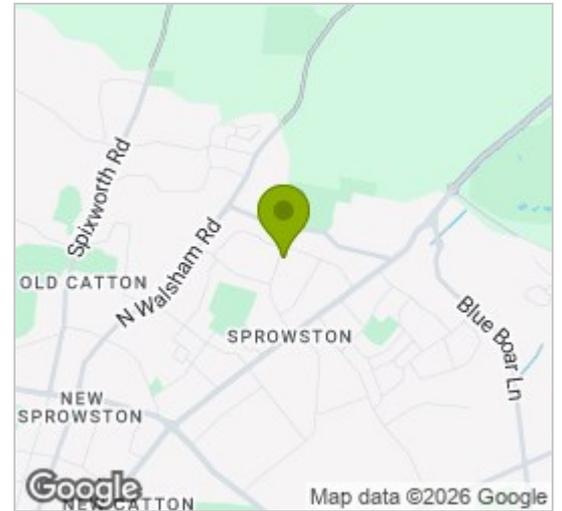
Offers in excess of £275,000



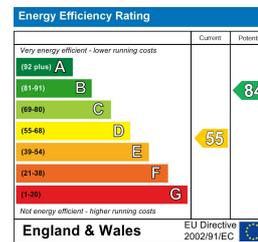
## Floor Plan



## 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.

- Beautifully Enhanced 1950's Semi-Detached House
- Approx. 7.6m x 5m Brick Built Studio/Home Office With Full Planning Consent Has Been Part-Constructed With Roof And Drainage/Soakaway To Be Fitted In March.
- New Carpets And Laminate Flooring, Re-Plastered Throughout And New Internal Doors
- Double-Sided Woodburning Stove Installed
- Two Double Bedrooms
- Stylishly Upgraded First Floor Bathroom With Overhead Rainfall Shower And Additional Ground Floor WC/Utility Room

**\*Vendors Have Found\*** A beautifully enhanced 1950s semi-detached home set on a generous plot, offering a balanced combination of character, space and further potential. The property benefits from a part-constructed brick outbuilding measuring approximately 7.6m x 5m, designed by the current owner as a home office or gym. However, subject to a change of planning application, this could have potential to be a 1-bedroom annex, allowing for multi-generational living.

The accommodation is approached via an entrance hall and has been thoughtfully upgraded throughout. A charming sitting room features a striking double-sided wood-burning stove, flowing seamlessly into a comfortable dining room, both with newly laid laminate flooring. The ground floor further comprises a well-appointed kitchen, a convenient WC/utility room and a bright conservatory overlooking the rear garden.

To the first floor are two generous double bedrooms, with built-in wardrobes to the principal bedroom at the front, along with a stylishly upgraded bathroom featuring an overhead rainfall shower. The first floor has also benefitted from new carpets, alongside an upgraded combi boiler.

Externally, the home continues to impress with a substantial front garden and driveway providing off-road parking for several vehicles, as well as a garage. The rear garden is large and mainly laid to lawn, offering excellent outdoor space or further landscaping potential. This attractive home combines classic 1950s charm with contemporary improvements and exciting scope for future adaptations.



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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