

abbotFox



Sprowston, NR7
Guide Price £300,000 - £325,000

“

We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox presents this spacious, extended semi-detached house, which is offered to the market with no onward chain in the ever-popular residential area of Sprowston.

Accommodation

Having been thoughtfully extended in the past and then well improved by the current owner, the space on offer with this home belies the external appearance. With a bright and inviting entrance hall, leading to the spacious lounge diner, the ground floor is completed with a generous kitchen breakfast room. The first floor offers two generous double bedrooms, with the principal bedroom accessed through a dressing room. The first floor is completed with a four-piece family bathroom. The property further benefits from an attic room. Externally, the generous plot offers ample off-road parking to the front, detached garage with adjoining sun room, and an enclosed private rear garden with scope for further extension (STPP)

Location

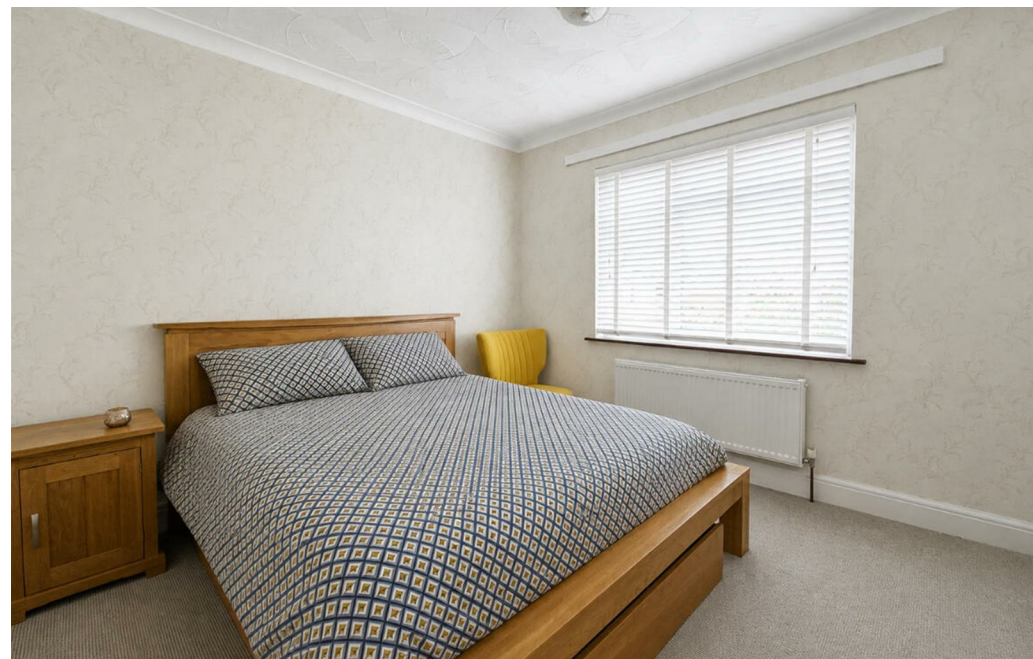
Blenheim Road enjoys a convenient position within Sprowston, one of Norwich's most popular residential suburbs. The area offers an excellent range of everyday amenities, schooling and recreational facilities, while Norwich city centre remains within easy reach. The location also provides convenient access towards the Norwich Ring Road and wider road network, making this an ideal base for those needing to travel around the city or further afield.

Buyers

Sprowston continues to be particularly popular with buyers thanks to its established community, range of amenities and choice of local schooling, with parks and recreational facilities also available throughout the area. The combination of accessible schooling, outdoor space and proximity to Norwich makes this a location with genuine long-term appeal.

Our Agents View

"A well positioned semi-detached home in an established Sprowston setting. The potential for this home to grow with any buyer is clear to see. With no onward chain, this is an opportunity not to be overlooked"



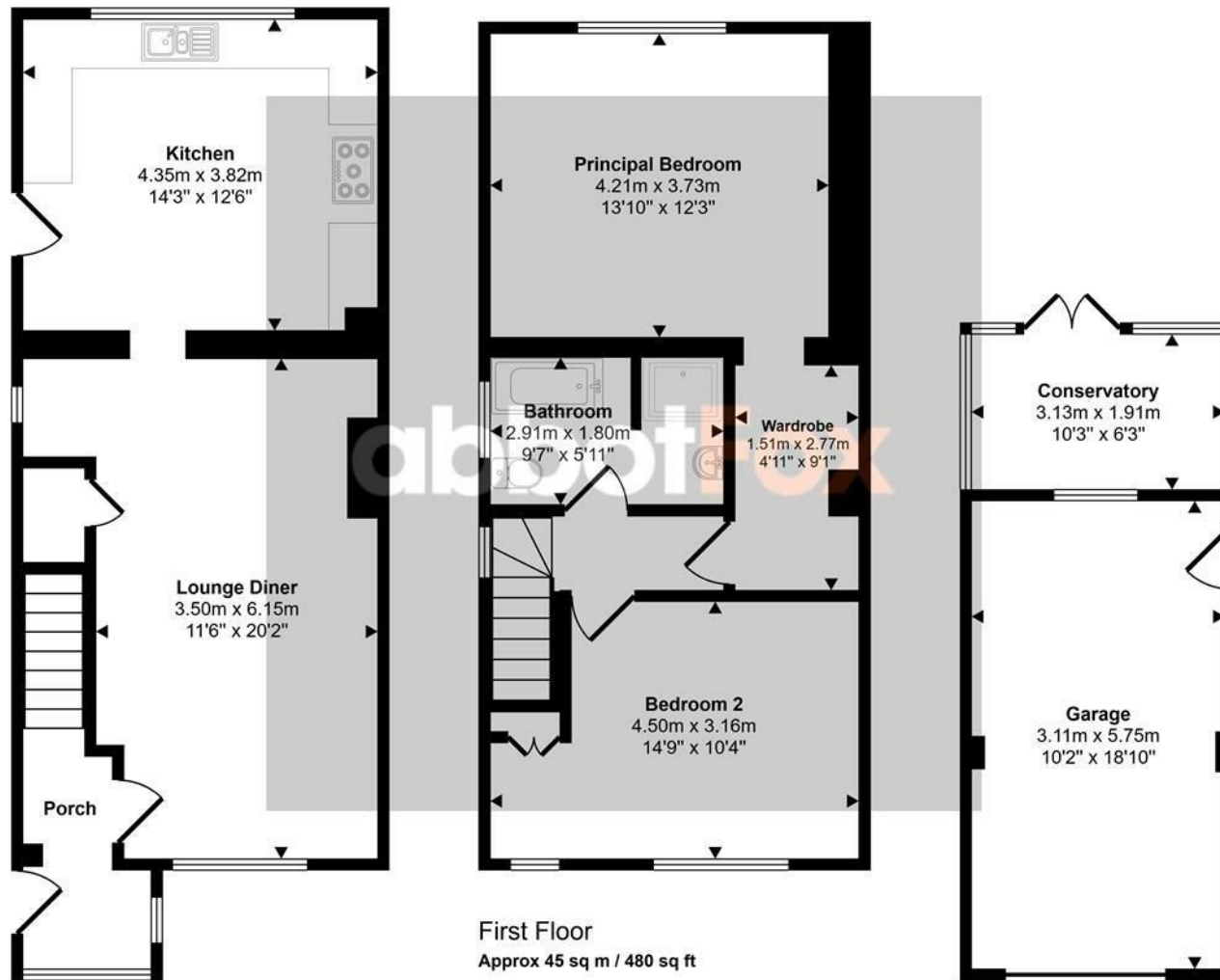




THE HIGHLIGHTS____

- Extended semi-detached house
- Driveway parking for 3 cars
- Two generous bedrooms and dressing room
- Loft room
- Generous private gardens
- Detached garage / workshop
- Convenient location
- Potential for further extension (STPP)
- No onward chain
- Viewing essential to appreciate the space on offer

Approx Gross Internal Area
116 sq m / 1249 sq ft



Ground Floor
Approx 47 sq m / 507 sq ft

Garage/Conservatory
Approx 24 sq m / 262 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.

Let's talk

01603 660000

sales@abbotfox.co.uk

@abbotfox

EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.