

FREEHOLD



House - Detached (EPC Rating: D)

40 NORTH WALSHAM ROAD NORWICH NR6 7QB

Offers in excess of

**£315,000 -
£350,000**

FEATURES

- Excellent access to Norwich city centre, local amenities and the Norfolk Broads
- Highly sought-after Sprowston location
- Bright and versatile garden room with garden access
- Extensive driveway providing ample off-road parking
- Generous enclosed rear garden with patio seating area
- Beautifully extended three-bedroom detached home
- Elegant bay-fronted sitting room
- Well-appointed fitted kitchen with utility space
- Contemporary modern family bathroom
- Sprowston, NR6



Ben Allman
Estate & Letting Agents

3 Bedroom House - Detached located in Norwich

Elegantly reimagined for modern family living, this beautifully extended three-bedroom detached residence combines refined interiors with generous living spaces, all within one of Sprowston's most established and desirable locations.

A welcoming reception hall introduces the beautifully presented accommodation, where a superb bay-fronted sitting room provides an elegant place to unwind. The separate dining room is perfect for entertaining and flows effortlessly through double doors into a light-filled garden room overlooking the private rear garden. The well-appointed kitchen is complemented by a practical utility area and a stylish ground floor cloakroom.

Upstairs, three generously proportioned bedrooms are served by a contemporary family bathroom, all presented to an exceptional standard and ready for immediate occupation.

Outside, the property continues to impress with a substantial driveway providing ample off-road parking, a detached garage and a beautifully maintained, private rear garden offering the perfect setting for outdoor dining, entertaining and family enjoyment.

Further benefits include double glazing, gas-fired central heating and an exceptional standard of presentation throughout, creating a home that is both elegant and effortlessly move-in ready.

Situated within the highly sought-after suburb of Sprowston, the property enjoys an enviable balance of peaceful residential living and everyday convenience. A wide range of amenities, including highly regarded schools, supermarkets, independent shops, cafés, restaurants and healthcare facilities, are all within easy reach. Excellent public transport links, including the Park & Ride service, provide swift access to Norwich city centre, while the Norwich Ring Road and Northern Distributor Road offer excellent connections across the county. The stunning Norfolk Broads are also just a short drive away, making this an ideal location for both families and commuters.

ENTRANCE HALL

A welcoming entrance hall creates an immediate sense of space and warmth, offering access to the principal reception rooms, kitchen and ground floor WC, with an attractive staircase rising to the first-floor accommodation. Beautifully presented throughout, it provides an inviting introduction to the home.

SITTING ROOM

Positioned to the front of the property, the elegant bay-fronted sitting room is bathed in natural light, creating a warm and relaxing atmosphere. A charming feature fireplace with an exposed brick surround forms an attractive focal point, making this the perfect space to unwind with family or entertain guests in comfort.

DINING ROOM

The beautifully proportioned dining room offers a wonderful setting for both formal occasions and everyday family meals. Featuring an attractive electric fireplace, the room enjoys a welcoming ambience and flows effortlessly through double doors into the adjoining garden room, creating a superb entertaining space that seamlessly connects the principal reception areas.

KITCHEN

Thoughtfully designed, the well-appointed kitchen offers an excellent range of fitted wall and base cabinetry with complementary work surfaces, incorporating an inset sink, fitted oven and hob. Positioned conveniently alongside the dining room, it provides a practical yet stylish workspace with easy access to the garden room, making it ideal for modern family living.

GARDEN ROOM

Flooded with natural light through its glazed construction, the impressive garden room is a wonderfully versatile living space enjoying delightful views across the rear garden. Double doors open directly onto the patio, creating a seamless connection between indoor and outdoor living. With dedicated space for a washing machine, dishwasher and tumble dryer, it also offers excellent practicality without compromising on style, making it equally suited as a second sitting room, garden lounge or family room.

WC

Conveniently positioned off the entrance hall, the ground floor WC is fitted with a low-level WC and wash hand basin, providing a practical addition for busy family life and added convenience for visiting guests.

FIRST FLOOR LANDING

The spacious landing provides access to all three bedrooms and the contemporary family bathroom, continuing the light and airy feel found throughout the home.

PRIMARY BEDROOM

A beautifully presented and generously proportioned primary bedroom, enhanced by an elegant bay window that fills the room with natural light and creates a wonderful sense of space. Offering ample room for freestanding furniture, this peaceful retreat provides the perfect setting to relax and unwind at the end of the day.

BEDROOM TWO

A spacious and well-appointed double bedroom enjoying pleasant views across the rear garden. Generous in size and flooded with natural light, this versatile room is ideal as a guest bedroom, children's room or additional principal bedroom, with ample space for wardrobes and further bedroom furnishings.





BEN ALLMAN ESTATE AGENTS | 2B SPROWSTON ROAD, NORWICH, NORFOLK, NR3 4QN



BEDROOM THREE

A bright and well-proportioned third bedroom offering exceptional flexibility to suit a variety of lifestyles. Equally suited as a child's bedroom, nursery, dressing room or dedicated home office, the room benefits from a pleasant outlook and provides comfortable, adaptable accommodation for modern family living.

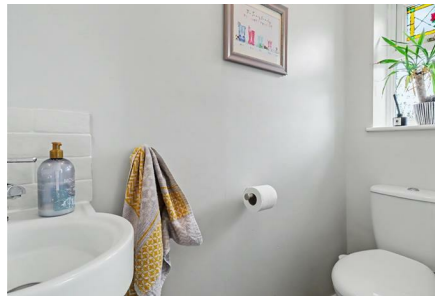
BATHROOM

Beautifully appointed in a contemporary style, the family bathroom is fitted with a panelled bath incorporating a shower over, a wash hand basin and low-level WC. Finished with a heated radiator and natural light from a frosted window, it provides a fresh and functional space for everyday use.

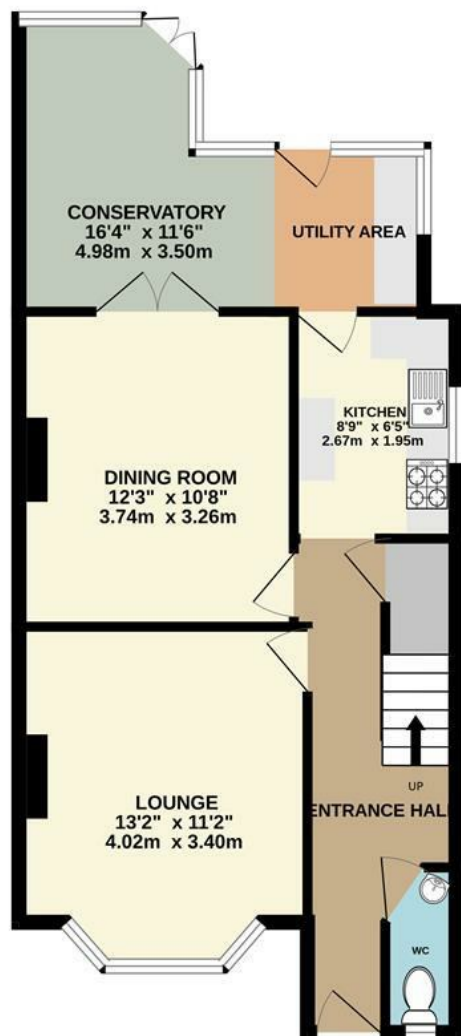
OUTSIDE

To the front, a substantial driveway provides extensive off-road parking for multiple vehicles, creating an attractive first impression while offering excellent everyday convenience. There is a detached garage with double gates access from the front with restricted access.

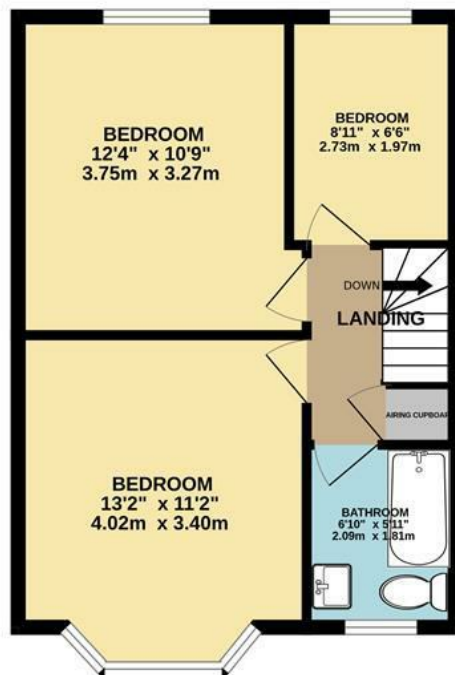
The beautifully maintained rear garden has been thoughtfully designed to provide the perfect balance of relaxation and entertaining. A generous patio offers an ideal setting for al fresco dining and summer gatherings, while the expansive lawn creates a wonderful space for children to play or simply enjoy the outdoors. Fully enclosed by timber fencing with gated side access, the garden enjoys a high degree of privacy, making it a peaceful extension of the home throughout the seasons.



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024.

Call us on

01603 555577

enquiries@baela.co.uk

<https://www.baela.co.uk>

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Ben Allman
Estate & Letting Agents