

# propertyladder



## Carleton Road, Norwich, NR7

A Chain Free, Three Bedroom Semi-Detached Bungalow!

**GUIDE PRICE £280,000 FREEHOLD**



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# A WELCOMING HOME WITH POSSIBILITIES!

Situated in the popular suburb of Sprowston, this extended semi-detached bungalow is offered with no onward chain and presents an excellent opportunity for buyers looking to modernise and offers further potential to extend or create a loft conversion (STPP). The property offers well proportioned accommodation comprising an entrance hall, three bedrooms, a spacious living room, and a separate dining room which flows openly into the extended kitchen, creating a sociable and versatile living space. A recently updated shower room completes the layout.



*“ rear garden is fully enclosed and designed for low maintenance, featuring a well kept lawn ”*



## Overview

- Semi Detached Bungalow
- Three Bedrooms
- Extended Kitchen/Dining Accommodation
- Driveway & Garage
- No Onward Chain
- Opportunity For Modernising, Further Extending Or Loft Conversion (STPP)
- Recently Updated Shower Room, Windows & Facia's
- Enclosed Low Maintenance Garden





## Location

Sprowston is in a well established residential area with excellent local amenities and convenient links to nearby towns and services. Within walking distance you'll find a range of everyday essentials including supermarkets, local shops, cafés and pubs, while well regarded primary and secondary schools such as Cecil Gowing Infant, Falcon Junior and Sprowston Community Academy are all close by, making it ideal for families. Green spaces and community facilities, from parks and play areas to sports pitches at Sprowston Recreation Ground, are easily accessible for outdoor activities and leisure. Transport links are strong too, with regular bus services connecting to Norwich city centre, nearby Park & Ride services.



## Outside

The bungalow benefits from generous off road parking via a spacious shingle driveway, along with the added advantage of a detached garage. The rear garden is fully enclosed and designed for low maintenance, featuring a well-kept lawn, a paved patio seating area, and established mature flower beds.

GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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**FULL EPC AVAILABLE UPON REQUEST**

EPC - TBC

**COUNCIL TAX BAND: C**

**LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL**

**SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING**

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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