

FREEHOLD



House - Mid Terrace (EPC Rating:)

299 SPROWSTON ROAD NORWICH NR3 4HY

Offers in excess of

£295,000

FEATURES

- Over-The-Passage Hall Entrance Victorian Terrace
- Upgraded Kitchen/Dining Room In 2023
- Three Double Bedrooms Off-Landing On The First Floor
- Upgraded Combi Boiler In 2023
- Sitting Room With Wood-Burning Stove
- First Floor Bathroom Upgraded In 2021 And A Ground Floor WC
- Attic Conversion Currently Occupied As A Bedroom
- Tiered & Bi-Sected Rear Garden With Summerhouse And Converted Garage With Power - Ideally Suited As A Home Office/Hobby Room



Ben Allman
Estate & Letting Agents

3 Bedroom House - Mid Terrace located in Norwich

An exceptionally well-presented over-the-passage Victorian terrace, this beautiful hall-entrance home has undergone extensive upgrades by the current owners and is finished to a high standard throughout.

Blending stylish modern living with a warm, rustic aesthetic, the property thoughtfully pays homage to its Victorian heritage while offering practical, contemporary living..

Set behind mature trees, hedging, and a gravelled front garden, the home is approached via a traditional hall entrance. The cosy sitting room features a charming wood-burning stove.

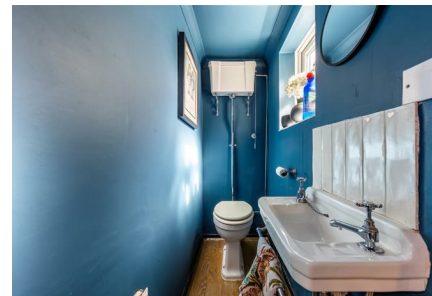
To the rear, the hallway opens into a stunning deep green kitchen/dining room, newly installed in 2023 with French doors providing direct access to the garden. A rear lobby and spacious WC complete the ground floor accommodation.

The first floor benefits from the additional width of the over-the-passage design, offering three well-proportioned double bedrooms, all featuring original flooring. The beautifully designed family bathroom includes a freestanding clawfoot bath with overhead rainfall shower.

A further staircase leads to the converted attic room on the second floor, currently used as a bedroom by the owners, providing flexible additional accommodation.

Outside, the property boasts a thoughtfully landscaped three-tier rear garden comprising decking, artificial lawn, and paved areas. A converted garage with power offers excellent potential as a home office, studio, or hobby room.

The property enjoys a desirable rear outlook over allotments, with gated access providing a pleasant walk through to Mousehold Heath.



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Council Tax Band

B

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.

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TOTAL FLOOR AREA: 1259 sq.ft. (116.9 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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