

Ben Allman
Estate & Letting Agents



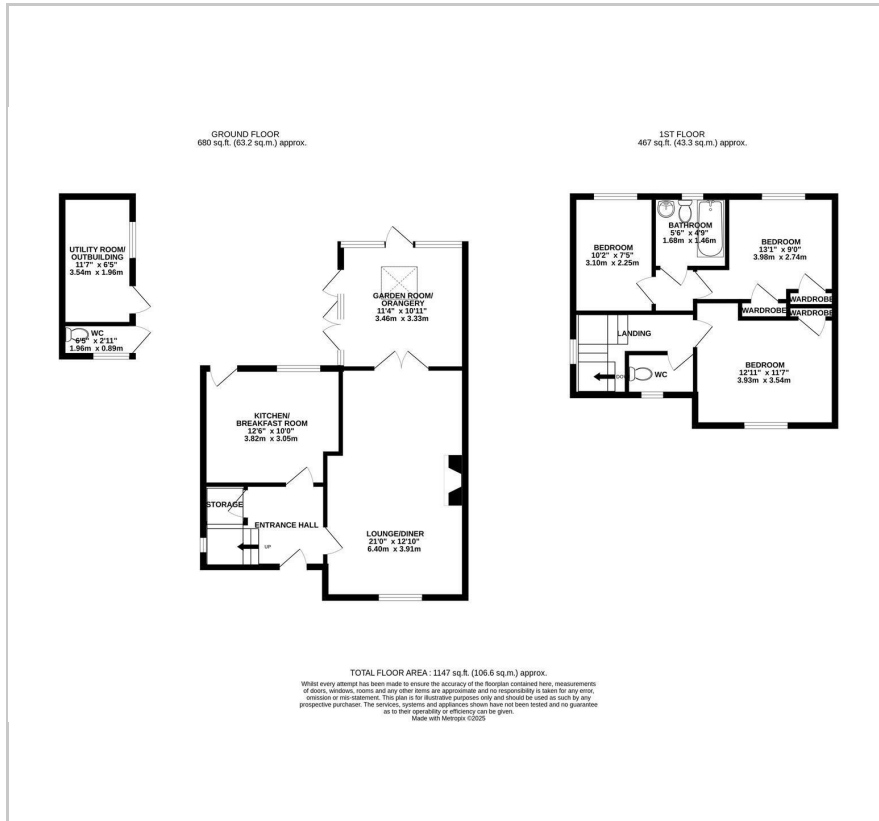
96 Coleburn Road

, Norwich, NR1 2NZ

Offers in excess of £265,000



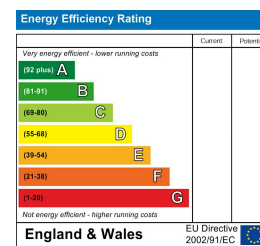
Floor Plan



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.

- Vendors Have Found
- Extended In 2023 With Underfloor Heating (Conservatory/Garden Room)
- New Combi Boiler Installed In 2022
- New Windows And Doors Fitted In 2023
- Flooring Added Downstairs In 2023
- Carpeted Stairs And Vinyl Flooring Upstairs In 2024
- Backing Onto Park
- Large Rear Garden With Vehicular Access
- Walking Distance To Local Park And River Walks
- Two Outbuildings; Functional WC And Utility Room With Plumbing Connected

VENDORS HAVE FOUND A beautifully upgraded and extended three-bedroom semi-detached house. Located in a highly sought-after area, this fantastic home is just a short distance from Norwich City Centre and is surrounded by local amenities, as well as scenic country and river walks -making it ideal for those who appreciate both city convenience and the beauty of nature.

The current owners have made impressive renovations, including brand-new anthracite windows and doors, a state-of-the-art combi boiler, and stylish new flooring throughout. One of the standout features of this property is the spacious rear extension/Conservatory, which is currently set up as a bright and airy home office. This beautiful addition, complete with remote-controlled blinds and underfloor heating, opens up to a large rear garden that overlooks a peaceful green park, providing the perfect spot for relaxation or entertaining guests. The garden also offers rear vehicular access and includes two useful outbuildings: one is plumbed to function as a utility room, and the other serves as a fully functional WC.

Inside, the ground floor includes a fitted kitchen with ample storage space, as well as a comfortable living area that enhances the welcoming atmosphere of the home. Upstairs, there are three generously sized bedrooms, a family bathroom, and a separate WC. Additionally, the property features a spacious brick-weave driveway, providing plenty of off-road parking options.



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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