Ben Allman
Estate & Letting Agents

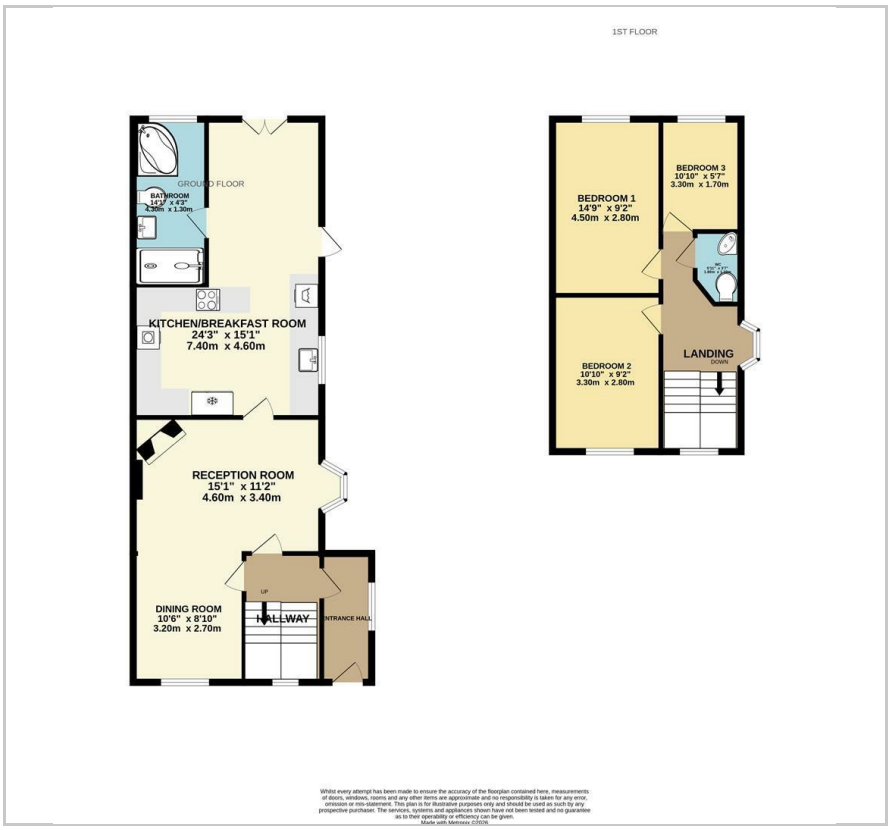
90 Barrett Road

, Norwich, NR1 2LN

Guide price £250,000

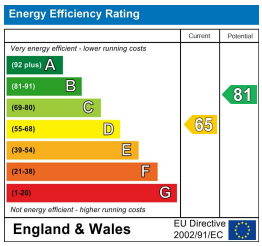
3 2 2 D

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.

- Guide Price £250,000 - £260,000
- Extended And Characterful Semi-Detached 1930's House
- Generous Sitting Room/Dining Room Extending Over 6m With Stripped Back Original Pine Flooring, Wood-Burning Stove And Bay-Window
- Three Bedrooms Off-Landing And A Separate WC
- Vendors Have Found
- Beautiful 7.4m Kitchen/Family Room Upgraded In 2022 With Rustic Feature Wall
- Stylish Ground Floor Bathroom With A New Shower Cubicle Installed In 2022
- Off Road Parking For Several Vehicles And Landscaped Rear Garden With Summerhouse (Power Connected)

PLEASE SUBMIT BEST & FINAL OFFERS IN WRITING BY 5PM FRIDAY 10TH APRIL A charming 1930s semi-detached home, beautifully enhanced by the current owner to create a truly exceptional family home finished to a high standard throughout. This characterful property seamlessly blends period features with thoughtful modern upgrades.

The property welcomes you via a porch entrance leading into a second enclosed hallway, setting the tone for the spacious accommodation beyond. The generous sitting room and dining room are rich in character, featuring original pine floorboards, an attractive bay window, a wood-burning stove and upgraded coving.

To the rear, a stunning open-plan kitchen and family room, complete with a rustic feature wall designed with reclaimed brick-slips. Installed in 2022, the kitchen benefits from a new oven, hob, dishwasher, and sink. The ground floor also features a stylish four-piece bathroom, including a newly installed shower added in 2022.

Upstairs, three well-proportioned bedrooms are accessed from the landing, along with a convenient separate WC.

Externally, the property continues to impress with a large driveway providing off-road parking for several vehicles. The landscaped rear garden featuring a brick patio, lawned area, and a wood-store summerhouse with power.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2B Sprowston Road, Norwich, Norfolk, NR3 4QN
Tel: 01603 555577 Email: enquiries@baela.co.uk www.baela.co.uk