

Ben Allman
Estate & Letting Agents



89 Linacre Avenue

Sprowston, Norwich, NR7 8JS

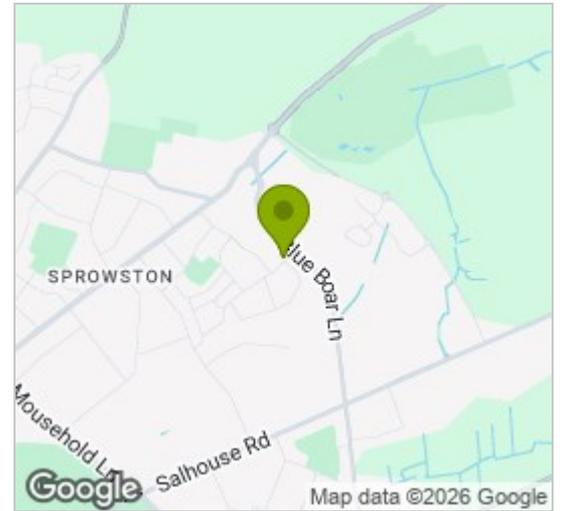
Guide price £260,000



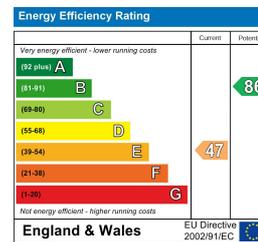
Floor Plan



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.

- Guide Price £260,000 - £280,000
- No Onward Chain
- Generous Sitting Room/Dining Room
- Garage And Driveway
- Walking Distance To Local Amenities
- Two Bedroom Detached Chalet
- Recently Installed Kitchen
- Conservatory
- Enclosed Rear Garden
- EPC Rating - E



Guide Price £260,000 - £280,000* Situated in a highly sought-after and convenient location, this well-presented two-bedroom detached chalet has been thoughtfully reconfigured to allow more flexible living accommodation.

The property boasts a generous L-shaped living room extending to around 6.15m. The entrance hall gives access to the bathroom, living room, airing cupboard, open understairs storage and a newly fitted kitchen, which in turn leads to a conservatory overlooking the rear garden.

The first floor comprises two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and additional off-bedroom eaves storage.

Externally, the property enjoys ample off-road parking via the driveway, with scope to extend this into the front garden if further parking is required. To the rear is a fully enclosed garden offering a good degree of privacy, along with access to a single garage.



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.

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