



Rosemary Road, Sprowston, Norwich

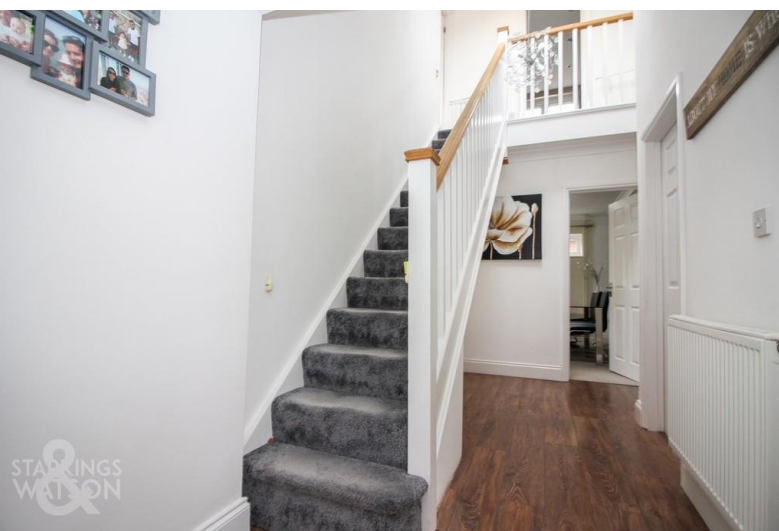
Guide Price £375,000 - £400,000 Freehold

Energy Efficiency Rating : D

- ✓ Motivated Vendors!
- ✓ Detached Chalet Bungalow
- ✓ Sweeping Corner Plot
- ✓ Private Lawned Gardens
- ✓ 23' Sitting/Dining Room
- ✓ 15' Kitchen/Breakfast Room
- ✓ Four Double Bedrooms
- ✓ Family Bathroom & Shower Room

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





Having been UPDATED and MODERNISED in recent years, along with the FULL LOFT CONVERSION, this SPACIOUS detached family home occupies a SUBSTANTIAL CORNER PLOT, with AMPLE PARKING to front, and PRIVATE LAWNED GARDENS to side, with a newly laid PATIO and high level fenced boundaries. The entrance hall offers a VAULTED CEILING with VELUX WINDOW and stairs to the first floor, with doors to the 15' MODERN KITCHEN/BREAKFAST ROOM with integrated appliances, adjoining door to the 23' SITTING/DINING ROOM with FRENCH DOORS to the patio, TWO DOUBLE BEDROOMS and SHOWER ROOM to the ground floor. The painted staircase with EXPOSED WOOD HANDRAIL offers a subtle CONTEMPORARY TOUCH, with doors leading to TWO SUBSTANTIAL DOUBLE BEDROOMS and the MODERN FAMILY BATHROOM with TILED WALLS and RAINFALL SHOWER over the bath. With FURTHER POTENTIAL to create an open plan layout if required.

LOCATION

You will find Sprowston to the north of the City of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pubs. Excellent public transport leads in and out of Norwich, along with a park and ride, and regular bus routes close by.

DIRECTIONS

You may wish to use your Sat-Nav (NR7 8ER), but to help you... Leave Norwich via the Plumstead Road, turning left at the roundabout onto Heartsease Lane. Follow along, continuing straight over the two sets of traffic lights, passing the M&S Store and Garage on your left. Turn right at the roundabout onto Wroxham Road. Take the fourth right hand turn onto Rosemary Road, where the property can be found on the corner of Cannerby Lane.

Occupying a prominent corner plot position, a shingle driveway sweeps down to the front door and entrance, providing off road parking for several vehicles with enclosed front boundaries. A gated access leads to the side gardens, while huge potential exists to further landscape the frontage if required.

Obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring with recessed doormat, uPVC double glazed window to front, stairs to first floor landing with painted balustrades and exposed wood handrails, radiator, smooth coved ceiling, doors to:



KITCHEN/BREAKFAST ROOM

15' 2" x 10' 11" (4.62m x 3.33m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset gas hob with extractor fan and built-in eye level electric double oven, tiled effect flooring, integrated fridge freezer, dishwasher and washing machine, uPVC double glazed window to front, built-in breakfast bar with storage, radiator, uPVC double glazed door to side, smooth coved ceiling, door to:

SITTING/DINING ROOM

23' 2" x 11' 11" (7.06m x 3.63m) Fitted carpet, radiator x 2, uPVC double glazed French doors to side, uPVC double glazed high level window to rear, television point, thermostat heating control, door to entrance hall, smooth coved ceiling.

DOUBLE BEDROOM

15' x 12' 1" (4.57m x 3.68m) Fitted carpet, radiator, uPVC double glazed window to side, television point, smooth coved ceiling.

DOUBLE BEDROOM

10' 11" x 10' 11" Max. (3.33m x 3.33m) Fitted carpet, radiator, uPVC double glazed window to front, built-in full width wardrobes with sliding mirrored doors and wall mounted gas fired central heating boiler, smooth coved ceiling.

SHOWER ROOM

Modern white three piece suite comprising low level W.C, wall mounted hand wash basin set within vanity unit with storage drawers under and mixer tap over, shower cubicle with twin head thermostatically controlled rainfall shower, tiled walls and flooring, uPVC obscure double glazed window to front, heated towel rail, smooth coved ceiling with recessed spotlighting and extractor fan.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, smooth coved ceiling with velux window to front and recessed spotlighting, doors to:

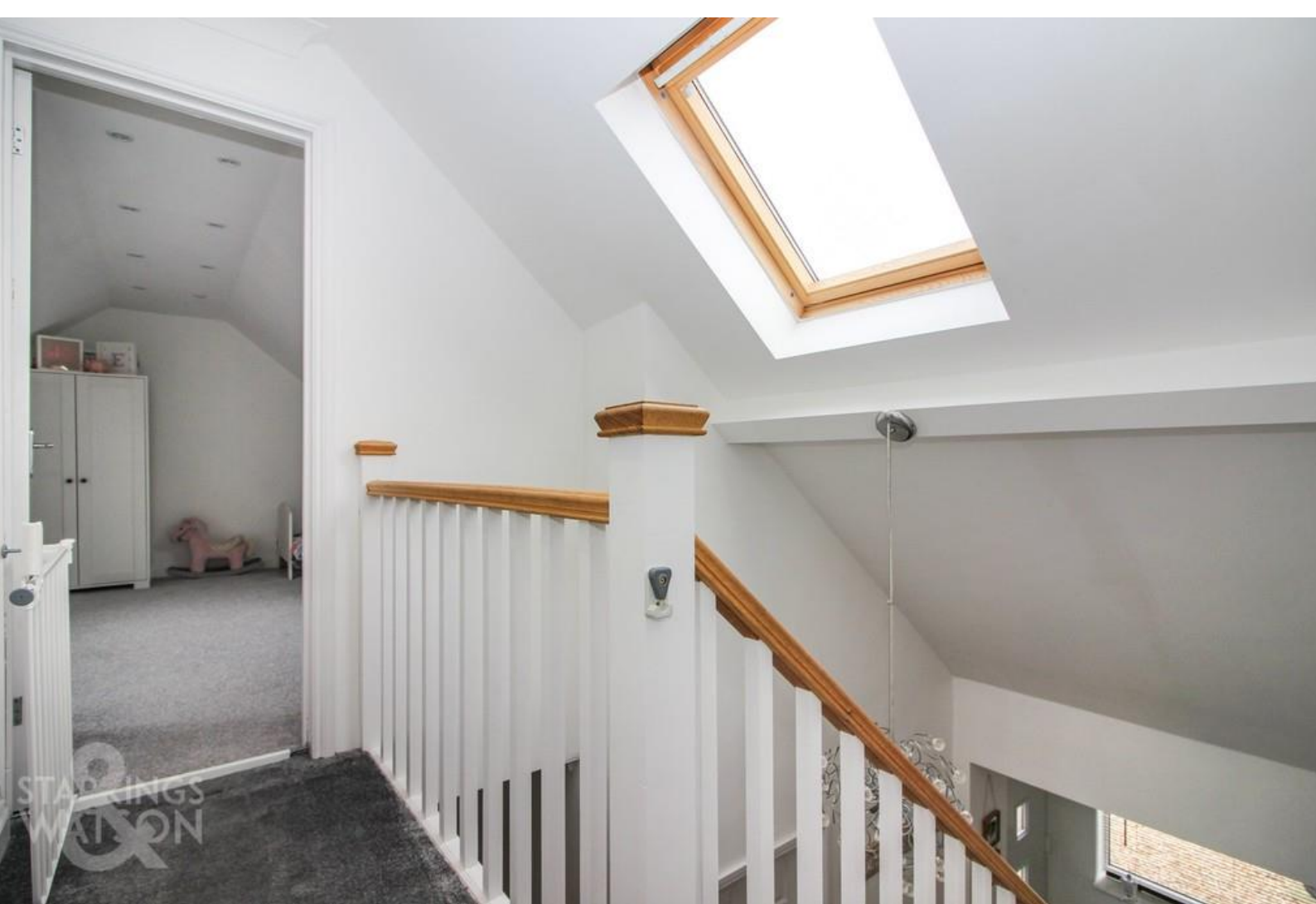
DOUBLE BEDROOM

15' 1" x 14' 7" Some Restricted Height. (4.6m x 4.44m) Fitted carpet, radiator, velux window to front and rear, smooth ceiling with recessed spotlighting.

FAMILY BATHROOM

Modern white three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage drawers under and mixer tap over, shaped panelled bath with mixer tap, thermostatically controlled twin head rainfall shower and glazed shower screen, tiled walls and flooring, heated towel rail, extractor fan, wall mounted vanity mirror with lighting, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlighting.







DOUBLE BEDROOM

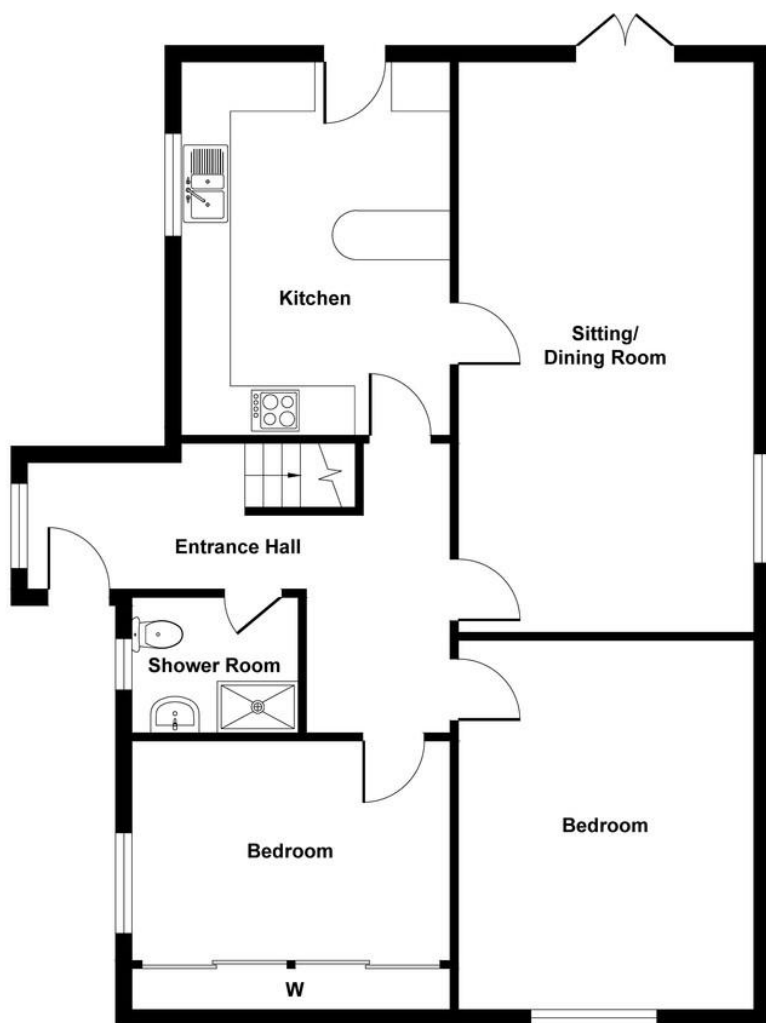
14' 11" x 14' 9" Some Restricted Height. (4.55m x 4.5m)

Fitted carpet, radiator, velux window to front and rear, built-in eaves storage access, smooth ceiling with recessed spotlighting.

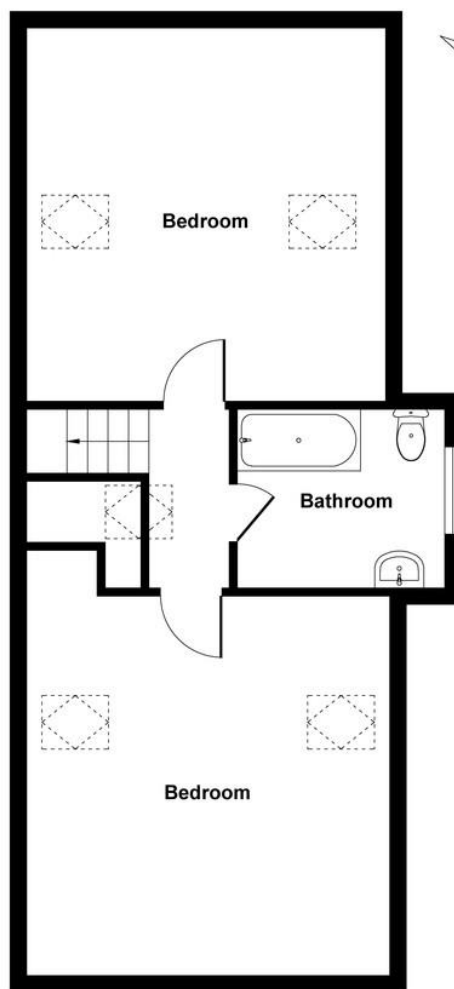
OUTSIDE REAR

Leaving the property via the sitting room French doors a substantial patio laid to Indian sandstone can be found, providing the perfect space for entertaining and alfresco dining. Boasting a private non-overlooked rear aspect the garden is fully enclosed with high level fencing with double timber gates to the front and wrought iron gate leading to the driveway. The garden is predominantly laid to lawn with a bark chipped area to the rear ideal for children play equipment, with a variety of planting and further potential to introduce raised beds and borders if required. A large timber built storage shed can be found towards the front of the property with further potential for a cart shed or garage (stp).





Ground Floor
Approximate Floor Area
961 sq. ft
(89.27 sq. m)



First Floor
Approximate Floor Area
581 sq. ft
(53.97 sq. m)



Approx. Gross Internal Floor Area 1542 sq. ft / 143.24 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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