



## Lone Barn Road, Sprowston, Norwich

Guide Price £290,000 - £300,000 Freehold

Energy Efficiency Rating : C

- ✓ Semi-Detached Bungalow
- ✓ Kitchen/Breakfast Room
- ✓ Scope to Extend (stp) or Remodel
- ✓ Three Bedrooms
- ✓ Close to Amenities & Schooling
- ✓ Gardens to Rear, Laid to lawn
- ✓ Sitting/Dining Room with French Doors
- ✓ Parking for Multiple Vehicles

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





With NON-OVERLOOKED GARDENS and EXTENDED accommodation with FURTHER SCOPE (stp), the bungalow can be found near SCHOOLING, amenities and with PARKING TO FRONT for multiple vehicles - PERFECT for a FAMILY HOME. Stepping inside the ENTRANCE HALL, access is provided to the THREE DOUBLE BEDROOMS of which one features a BAY WINDOW, family bathroom with THREE PIECE SUITE, 23' sitting room which opens to a DINING AREA with French doors to the rear garden. After some REMODELLING this space could be open plan with the FITTED KITCHEN on the other side of the wall where you find space for a BREAKFAST TABLE or bar to be installed, INTEGRATED COOKING APPLIANCES and space for a FRIDGE and DISHWASHER. The rest of the WHITE GOODS can be tucked into the UTILITY ROOM which houses the GAS FIRED CENTRAL HEATING BOILER and leads into the SEPARATE CLOAKROOM. The rear gardens are laid to lawn with ample space for activities or entertaining.

#### LOCATION

Within walking distance to the City Centre, Sprowston is popular for those working in the Centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the doorstep including local schooling, shops, pubs and doctor's surgery. Of course, the City itself offers a vast array of shops and services, with rail links from the Train Station.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR7 8HZ), but to help you...Leaving Norwich via Ketts Hill, and along Plumstead Road. Turn left at the roundabout onto Heartsease Lane and continue along this road passing two sets of traffic lights. Take the right-hand turn for Corbet Avenue opposite the petrol station and follow until Lone Barn Road is on the right hand side, turn here and follow round until the property is on the left hand side, indicated by our 'For Sale' board.

The property is approached via a shingle driveway providing off road parking for multiple vehicles, there is a hardstanding pathway leading to the main property with double gates leading to the rear garden.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Wood effect flooring, radiator, smooth coved ceiling with loft access hatch, doors to:

### **DOUBLE BEDROOM**

10' 3" x 9' 4" Max (3.12m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to front, smooth coved ceiling.

### **BEDROOM/STUDY**

9' 4" x 7' 7" (2.84m x 2.31m) Fitted carpet, radiator, uPVC double glazed window to side, smooth coved ceiling.

### **DOUBLE BEDROOM**

13' 1" x 10' 5" (3.99m x 3.18m) Fitted carpet, radiator, uPVC double glazed window to front, smooth coved ceiling.

### **SITTING/DINING ROOM**

23' 3" x 10' 5" Max (7.09m x 3.18m) Cast iron multi-fuel burner set within a decorative fire place, fitted carpet, radiator x2, uPVC double glazed French doors to rear, television and telephone points, smooth coved ceiling.

### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, tiled flooring, radiator, uPVC double glazed window to side, built-in storage cupboard, smooth ceiling.

### **KITCHEN/BREAKFAST ROOM**

14' 2" x 6' 8" (4.32m x 2.03m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, inset gas hob, built-in electric oven and

extractor fan over, space for fridge/freezer, space for dishwasher, space for breakfast table, vinyl flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, smooth coved ceiling, door to:

### **UTILITY ROOM**

6' 4" x 4' (1.93m x 1.22m) Square edged work surfaces, space for washing machine, space for tumble dryer, vinyl flooring, uPVC double glazed door to rear, electric fuse box, wall mounted gas fired central heating boiler, smooth ceiling, door to:

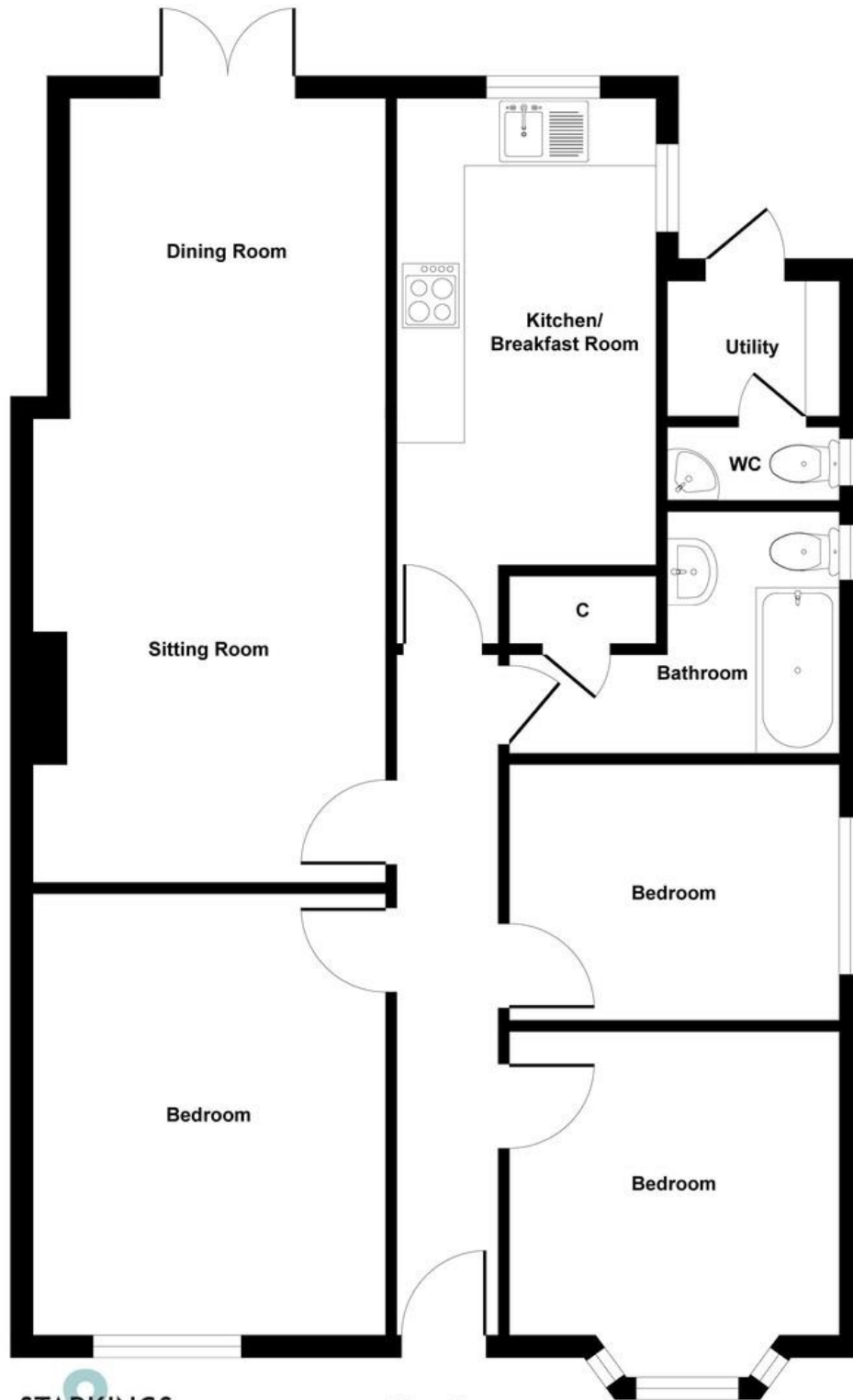
### **CLOAKROOM**

Two piece suite comprising low level W.C, wall mounted hand wash basin, vinyl flooring, uPVC obscure double glazed window to side, smooth ceiling.

### **OUTSIDE**

Stepping into the rear garden, there is an area of patio that extends from the property leading to the lawned gardens where there is ample space for activities or entertaining. Within the garden there is a timber storage shed and covered storage area with further timber panel fencing at the boundaries.





**Floor Plan**  
 Approximate Floor Area  
 839 sq. ft  
 (77.94 sq. m)

**Approx. Gross Internal Floor Area 839 sq. ft / 77.94 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

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