



## Thornham Road, Sprowston, Norwich

Guide Price £250,000 Freehold

Energy Efficiency Rating : TBC

- ✓ No Chain
- ✓ Semi-Detached Bungalow
- ✓ Requiring Updating & Modernisation
- ✓ Three Reception Rooms
- ✓ Kitchen Open Plan to Breakfast Room
- ✓ Two Double Bedrooms
- ✓ Non-Overlooked Gardens
- ✓ Garage & Tandem Driveway

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





### IN SUMMARY

**NO CHAIN.** This semi-detached BUNGALOW requires a FULL PROGRAM OF UPDATING and MODERNISATION, allowing a new buyer to capitalise on the SIZEABLE and MATURE PLOT. Located within a short walk to local amenities, this favoured setting is ideal for someone looking to turn their hand to some DIY. With HUGE POTENTIAL to EXTEND (stp), the property offers a hall entrance, family bathroom, TWO DOUBLE BEDROOMS with front facing aspects, 14' SITTING ROOM and OPEN PLAN 9'3 DINING ROOM with PATIO DOORS to rear. A door leads to the adjacent KITCHEN with OPEN PLAN BREAKFAST ROOM - all offering potential to remodel the space depending on a new buyers needs. To the outside, the GARDEN is totally PRIVATE and SECLUDED, and includes a detached GARAGE.

### SETTING THE SCENE

A substantial lawned frontage approaches the property, with a hard standing driveway and plenty of tandem parking leading to the garage. Some planting exists, along with a low level brick wall to front.

### THE GRAND TOUR

Once inside, a hall entrance leads to the main rooms, with the bedrooms located to the front. With carpet running underfoot, the first double bedroom is finished with a uPVC double glazed window to front. The second bedroom also faces to front, but also includes a built-in storage cupboard. The bathroom is located across the hall, with a shower over the bath, and part tiled walls and flooring. The main sitting room offers a feature fire place with a gas fire and marble hearth. The living space is open plan to the dining room which offers patio doors to the gardens. The kitchen runs adjacent, and is finished with a range of storage and space for a cooker. The breakfast room is also open plan, where huge potential exists to remodel the space.

### THE GREAT OUTDOORS

Heading outside, a well stocked and fully enclosed garden can be found, with hedging and fencing to all sides. Split into sections, at first a raised feature pond lines a patio area, with a hard standing footpath leading to an area of lawn. A timber built shed and summer house both offer storage, whilst various planting and further patio spaces can be found.

## PUT & ABOUT

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.

## FIND US

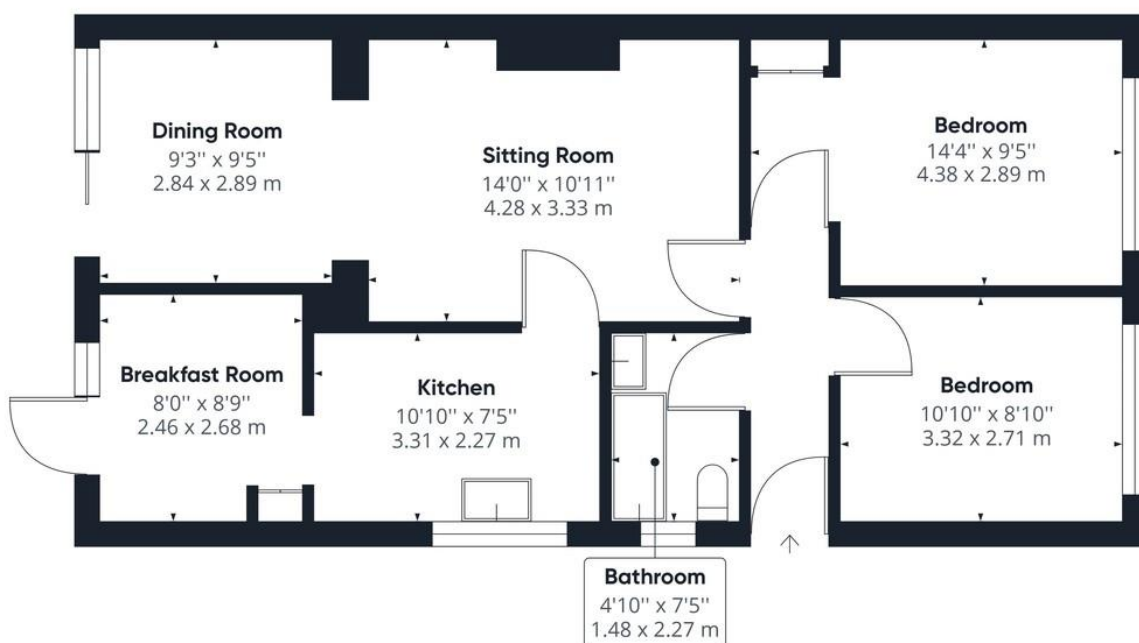
Postcode : NR7 8HU

What3Words : ///fixed.jabs.hooked

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





**Approximate total area<sup>(1)</sup>**  
713.49 ft<sup>2</sup>  
66.29 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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