

propertyladder



Merlin Avenue, Norwich, NR7

A superb three-bedroom semi-detached bungalow in a highly convenient Sprowston!

OFFERS IN EXCESS OF £270,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

WARM WELCOMING LIVING ON ONE LEVEL!

Situated in a popular and well-connected part of Sprowston, 28 Merlin Avenue offers an excellent opportunity to enjoy easy, single-storey living close to everything that matters.

This well-presented semi-detached bungalow provides flexible accommodation ideal for downsizers, families or anyone seeking a convenient lifestyle. Inside, you'll find three comfortable bedrooms, offering space for guests, hobbies or working from home.

The heart of the home is the modern fitted kitchen, designed for practical everyday living, while the conservatory adds a wonderful additional reception space — perfect for relaxing with a morning coffee or enjoying views over the garden throughout the seasons.



“easy, single-storey living close to everything that matters.”



Overview

- Semi-detached bungalow in a popular Sprowston setting
- Three well-proportioned bedrooms
- Bright conservatory providing extra living space
- Modern fitted kitchen
- Flexible accommodation for a range of buyers
- Ample off-road parking
- Enclosed rear garden with lawn and patio





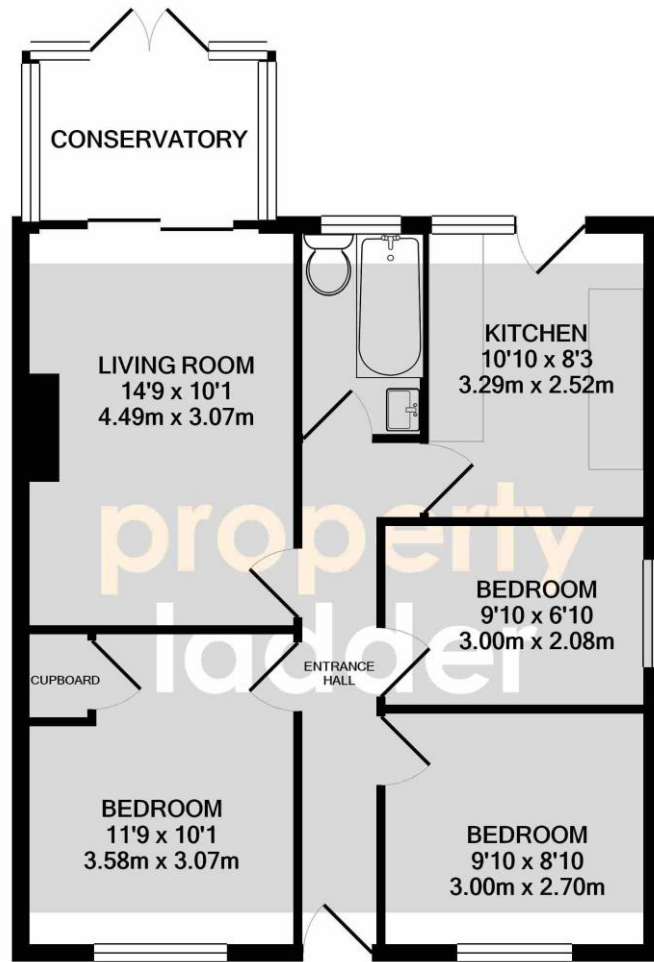
Location

Merlin Avenue is ideally positioned within Sprowston, one of Norwich's most sought-after and well-served suburbs. Residents enjoy easy access to supermarkets, schools, medical facilities and everyday amenities, along with excellent road links into Norwich city centre and the Northern Distributor Road, making this a superb location for both convenience and connectivity.



Outside

Outside, the property continues to impress with ample off-road parking and an enclosed rear garden, featuring a lawn and patio area ideal for entertaining, summer barbecues or simply enjoying the outdoors in privacy.



TOTAL APPROX. FLOOR AREA 656 SQ.FT. (61.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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