

propertyladder



Colindeep Lane, Norwich, NR7

Detached Three Bedroom Bungalow Occupying A Generous Plot!

GUIDE PRICE £325,000 to £350,000 *freehold*



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

TRANQUIL LIVING WITH HIDDEN CHARM!

Occupying a generous plot and positioned directly adjacent to Sprowston Recreation Field, this detached bungalow offers a well proportioned and thoughtfully arranged layout. The entrance hall leads to three bedrooms at the front of the property, accompanied by a family shower room. At the rear, the living accommodation comprises a spacious L-shaped lounge/diner, a well-appointed kitchen, and an extensive conservatory that spans the width of the bungalow, providing both access to and views over the mature rear garden!



“the rear of the garden is tucked away and acts as a 'secret garden', a private space consisting of patio & shingle”



Overview

- Guide Price £325,000 - £350,000
- Detached Bungalow
- Three Bedrooms
- Generous Rear Garden
- Large Driveway & Car Port
- Spacious Open Plan Lounge/Diner
- Family Shower Room
- Large Conservatory Overlooking Garden
- Opportunity To Further Extend/Improve (STPP)
- Backing Directly To Sprowston Recreation Field





Location

Colindeep Lane in Sprowston is well placed for families and commuters alike, with a wide range of local amenities close at hand. Shopping is convenient thanks to nearby supermarkets such as Tesco Extra and Lidl, while Sprowston Retail Park offers stores including Dunelm, Homebase and Pets at Home, complemented by independents like The Blue Boar pub and the White House Farm shop and café. The area is also rich in green spaces, with Sprowston Recreation Ground, Sparhawk Park and the Millennium Woodland among the many play areas and open fields maintained by the town council.



Outside

The property offers ample off road parking with a large driveway, and has the added convenience of a car port. The rear garden is a generous size and proves fully enclosed, an ideal space for keen gardeners. The garden consists of a patio area, a large lawn and mature green trees. Furthermore, the rear of the garden is tucked away and acts as a 'secret garden', a private space consisting of patio & shingle.

GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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