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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK





# Blenheim Road, Norwich, Norfolk, NR7 8AL

A semi-detached chalet bungalow, ideal for a couple looking to relocate with the option of single storey living with room for visiting guests. Located less than three miles north-east of Norwich city centre in the sought after suburb of Sprowston and conveniently close to local amenities that include schooling for all ages, recreation park, doctors' surgery, Lidl and Tesco supermarkets, pubs and restaurants and a garden centre.

Set back and screened from the road, the property is approached over a shingle expanse providing ample off-road parking and access to a generous wood store. To the rear, a paved terrace, ideal for alfresco dining with friends and family, extends away to a neatly maintained south facing lawn garden with a timber storage shed and a garden studio, ideal as additional accommodation, a home office or a hobby room.

Beautifully presented throughout, the property's main entrance leads into a hallway where separate internal doors provide access to a bathroom, a bedroom with built in storage, a lounge dining room with feature fire place and a modern kitchen breakfast room with an adjoining utility and access to the rear garden. To the first floor, a further bedroom with an en-suite shower room completes the accommodation.

The property's location is further complimented by the nearby excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is also ease of access to the Norwich Ring Road, the Northern Distributor Road, the Norfolk Broads as well as the coastline.



Semi Detached



Chalet  
Bungalow



Older



2 Bathrooms



1 Reception



2 Bedrooms



Tax Band C



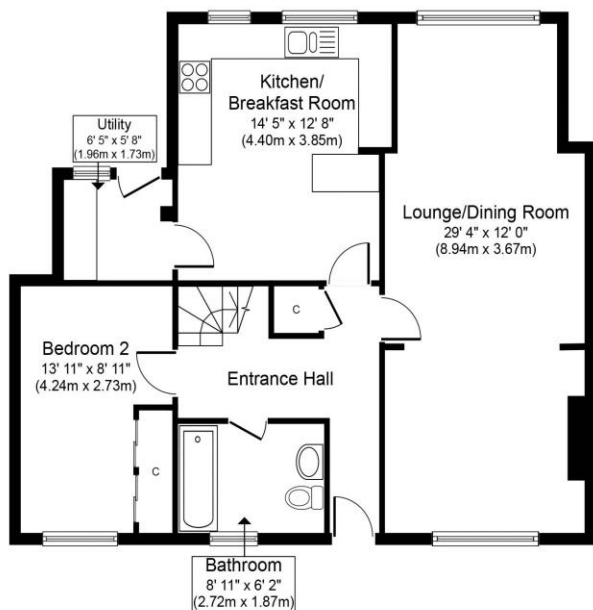
Off-Road  
Parking



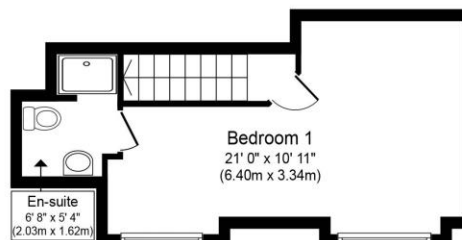
Garden Studio







**Ground Floor**  
Approximate Floor Area  
844 sq. ft.  
(78.4 sq. m.)



**First Floor**  
Approximate Floor Area  
252 sq. ft.  
(23.4 sq. m.)



**Outbuilding**  
Approximate Floor Area  
102 sq. ft.  
(9.5 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74 C	76 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Stobart & Hurrell

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