



20 Allens Avenue, Norwich
£280,000 In Excess Of

20 Allens Avenue

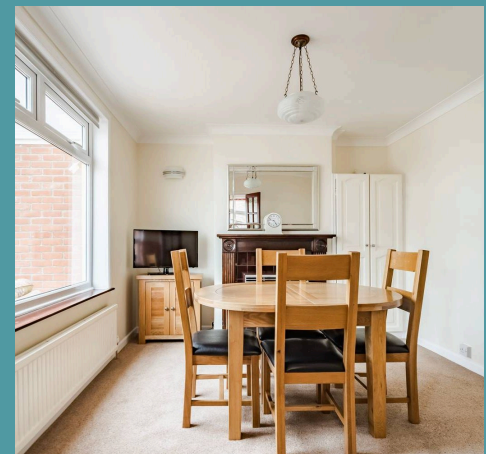
Norwich

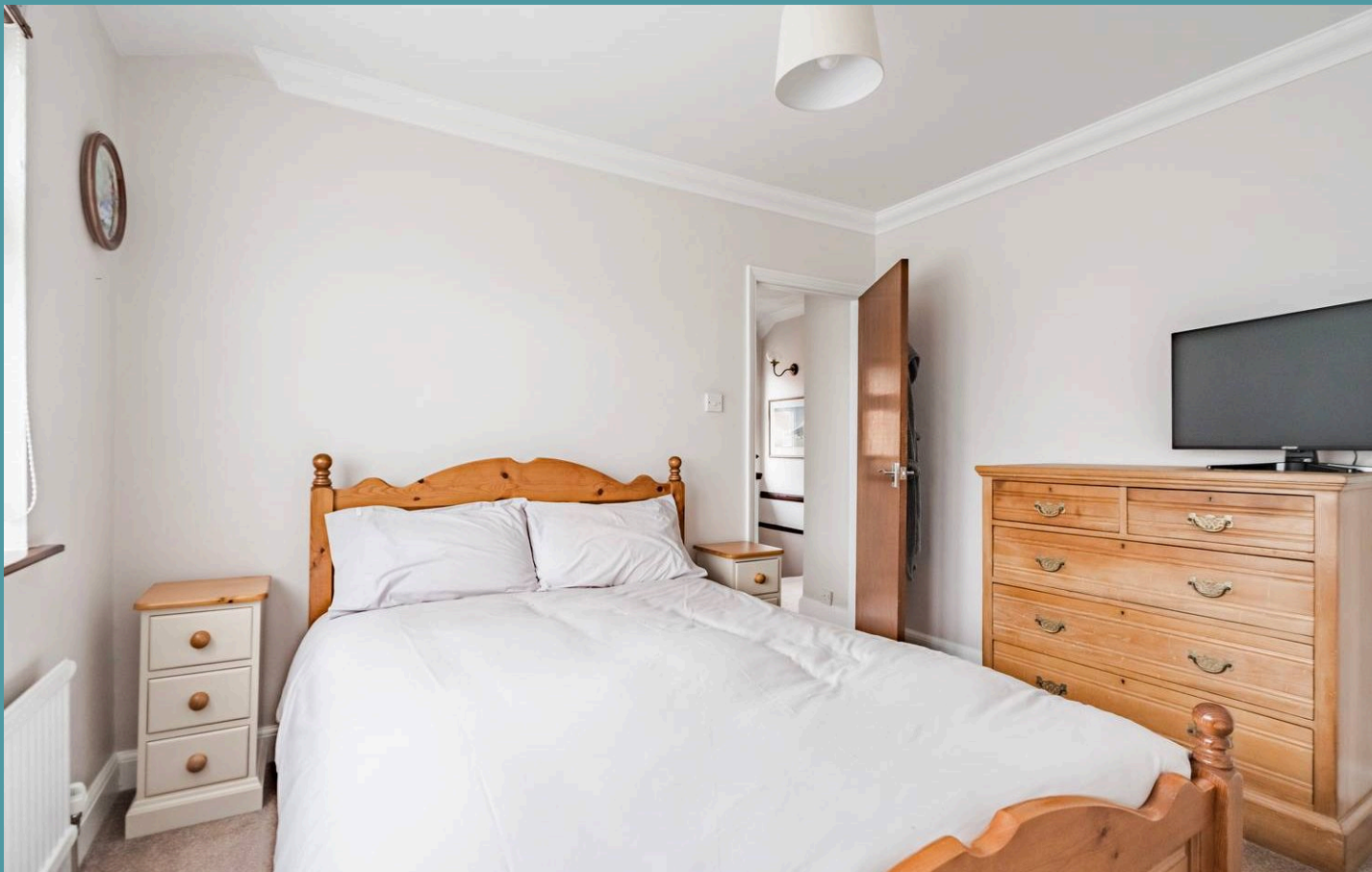
Well-connected living awaits in this sizeable three-bedroom family home, offering ample space and exciting potential for updates if desired. The property presents a comfortable and practical layout, with two reception rooms and a conservatory that opens up to a private rear garden. Upstairs, three generously sized bedrooms, each with built-in storage, provide the perfect foundation for family living. Outside, a driveway and garage offer convenient parking, while the enclosed garden creates a peaceful setting for relaxation or entertaining. With modern touches and a little creativity, this home can be transformed into your ideal family space.

The Location

Positioned in the highly sought-after location of Allens Avenue, Sprowston, with the postcode NR7, this property enjoys an ideal setting for modern living. The convenience of easy access onto the NDR (Northern Distributor Road) and proximity to the city make commuting a breeze.

Families will appreciate the great catchment for children, ensuring access to quality education. The vibrant neighbourhood is enhanced by amenities like The White House Farm Cafe, offering a charming setting for socialising and leisure. Supermarkets and various food options further contribute to the appeal of this well-connected and amenity-rich location.





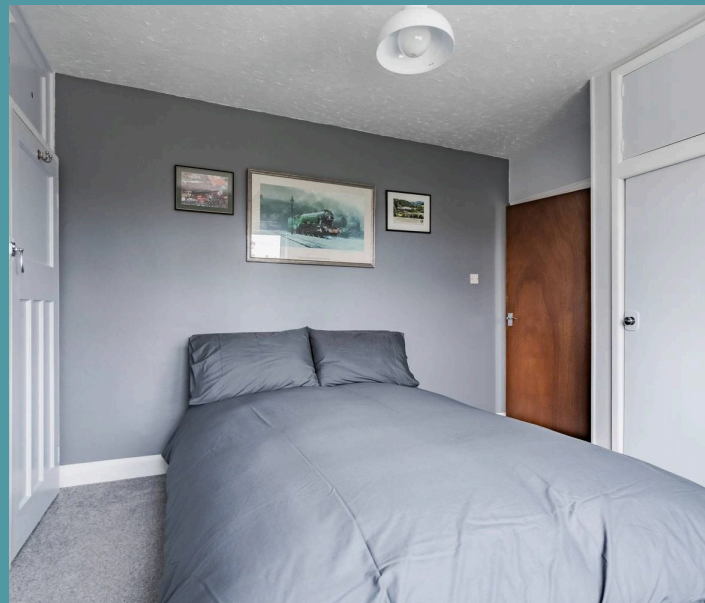
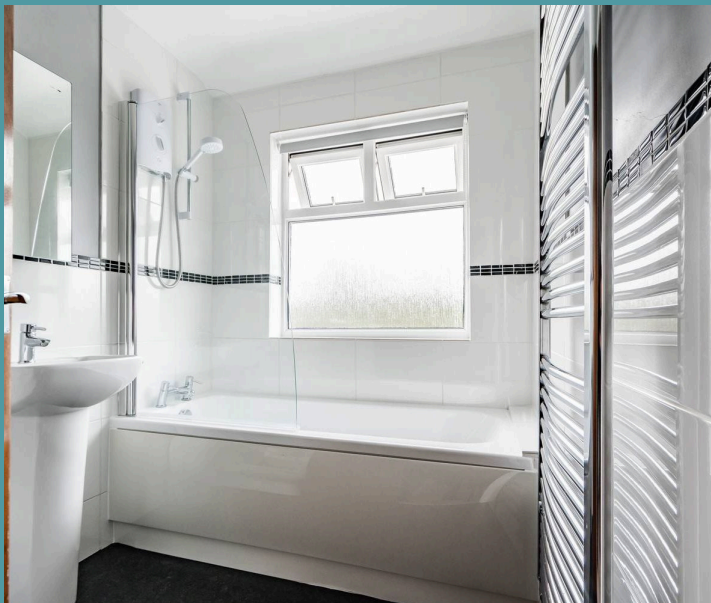
20 Allens Avenue

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Allens Avenue

This three-bedroom semi-detached family home is located in the highly sought-after area of Sprowston, just north of Norwich. Boasting a well-maintained interior, the property features a welcoming entrance porch leading into a spacious hallway. The ground floor includes two reception rooms—a cosy lounge with a feature fireplace and a generous dining room with French doors that open into a bright kitchen. A UPVC double glazed conservatory extends the living space, providing delightful views of the private rear garden.

Upstairs, you'll find three well-proportioned bedrooms, with built-in storage in the master and second bedroom, making it easy to stay organised. The family bathroom, complete with a bath and electric shower. The property benefits from double glazed windows throughout, ensuring the house is warm and energy-efficient, while gas central heating adds further ease. There is also access to a loft space for additional storage.





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Outside, the property is equally impressive, with a front garden and a driveway leading to the garage, which offers ample parking. The enclosed rear garden is a perfect space for relaxation or entertaining, complete with a lawn, various shrubs and two sheds for extra storage. The garage is equipped with power and light, adding convenience for any projects or additional storage needs.

Agents Note

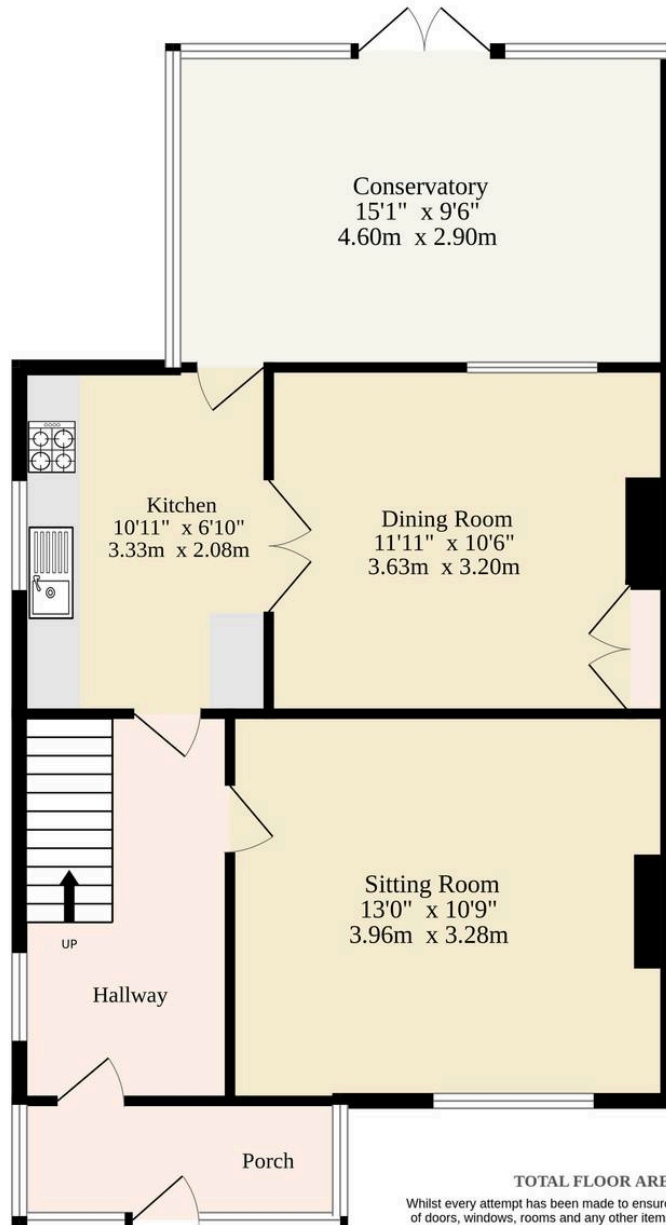
Sold Freehold.

Connected to all mains services.

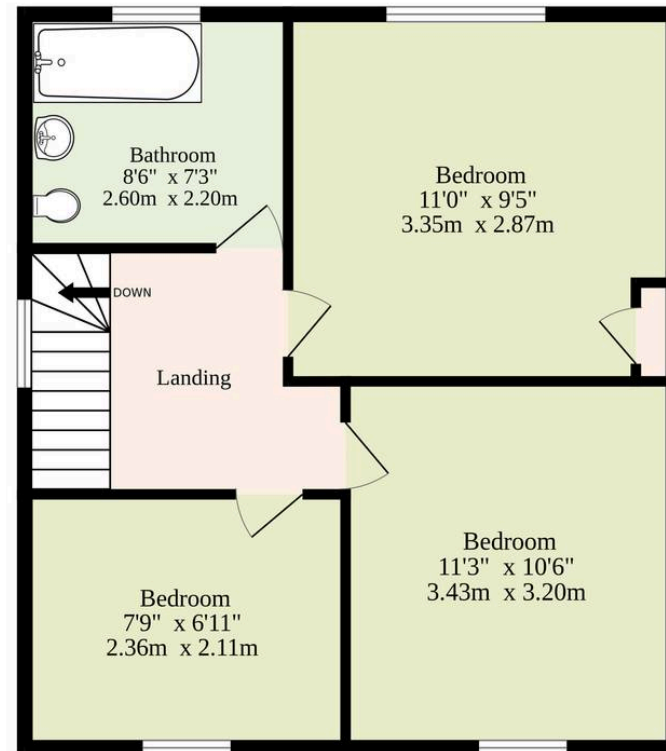
- Ideal for family living, offering generous space and versatile rooms for all your needs
- The comfortable lounge with a feature fireplace provides a perfect place to relax, while the dining room with French doors offers an inviting space for meals
- Double glazed conservatory – A bright and airy extension of the living area, perfect for enjoying views of the garden year-round
- Featuring ample storage, work surfaces, and space for essential appliances, this kitchen is ready for updates
- A comfortable third bedroom, adaptable to suit any need, from a child's room to a home office or study
- Both main rooms come with convenient built-in wardrobes, helping keep your living space organised while maximising storage potential
- A spacious outdoor area perfect for children to play, gardening enthusiasts to enjoy, or for entertaining with its lawn and established shrubs



Ground Floor
540 sq.ft. (50.2 sq.m.) approx.



1st Floor
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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