



28 Allens Lane, Sprowston

In Excess of £400,000

28 Allens Lane

Sprowston, Norwich

Welcome to this impeccably presented and fully renovated semi-detached bungalow, proudly positioned in the sought-after Norfolk town of Sprowston. Showcasing a harmonious blend of sophisticated design and modern functionality, this property delivers a lifestyle of effortless luxury and comfort. From the light-filled open-plan living area with premium kitchen fittings and elegant finishes, to the versatile ground floor rooms and inviting bedrooms upstairs, every detail has been thoughtfully considered. Outside, beautifully landscaped gardens with multiple patio areas, a pergola, and a private driveway with a garage complete this truly exceptional home, perfect for modern living and stylish entertaining.





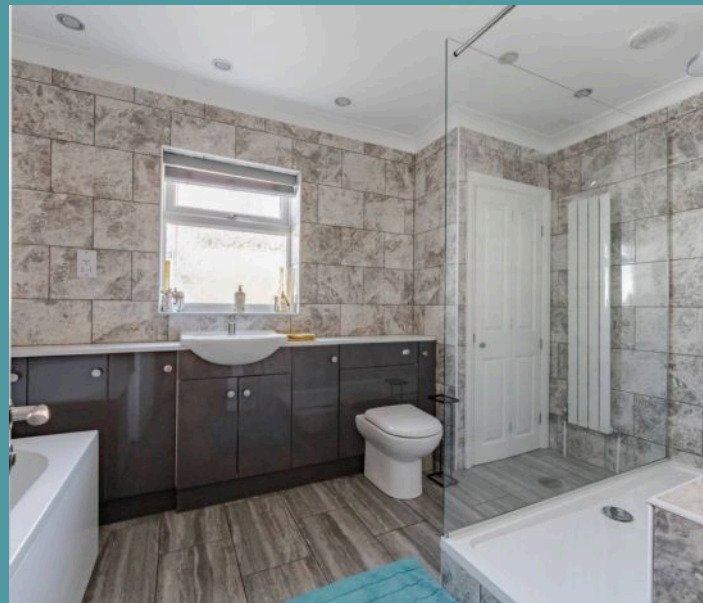
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Location

Allens Lane is situated in the desirable suburb of Sproston, just northeast of Norwich city centre. This residential street enjoys a peaceful setting while remaining within close proximity to a wide range of everyday amenities. Local shops, including supermarkets, convenience stores, and takeaways, are readily accessible, with a number of options available along Wroxham Road and in the nearby Sproston Retail Park. Families benefit from a choice of well-regarded schools in the area, such as Sproston Infant and Junior Schools, and Sproston Community Academy, all within a short walk or a few minutes' drive.

Healthcare needs are well served, with several GP practices and dental clinics nearby, along with pharmacies and the Norfolk and Norwich University Hospital reachable by car or public transport. For those who commute or travel frequently, Allens Lane offers good transport connections: regular bus services operate along the main roads linking Sproston with Norwich city centre, while Norwich railway station and Norwich International Airport are both within a 15-20 minute drive.





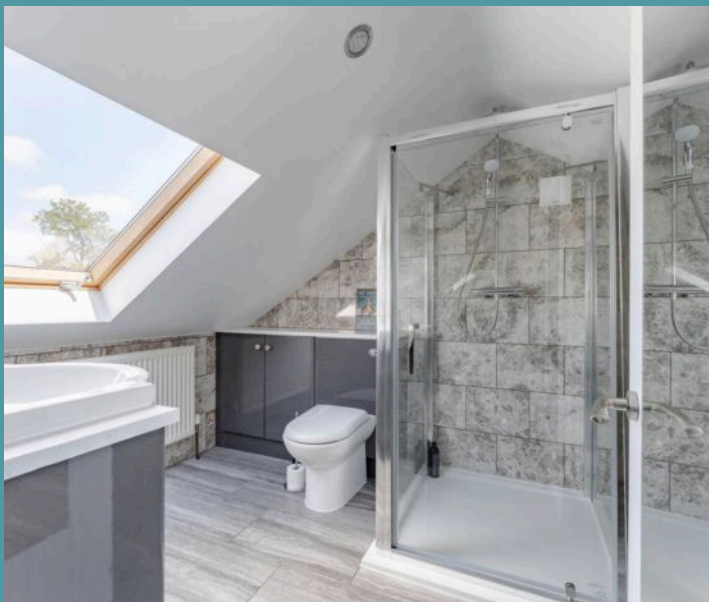
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Upon entering, you are greeted by a bright and airy entrance hall, setting the tone for the elegant interiors that follow. The heart of the home is an expansive open-plan kitchen, dining and living area, a beautifully curated space ideal for both relaxation and entertaining. Bathed in natural light, this area flows seamlessly onto a private patio through graceful French doors, effortlessly merging indoor and outdoor living.

The kitchen is a true showpiece, thoughtfully designed with premium finishes and high-spec appliances. Sleek contemporary cabinetry offers ample storage, while integrated appliances include a double oven, a hob with extractor fan, a fridge/freezer, a dishwasher, and even a wine fridge, perfect for hosting. The central island, complete with stylish pendant lighting, becomes a natural gathering point for social occasions or casual dining.

Throughout the ground floor, quality laminate flooring and plush carpeting underfoot enhance the home's luxurious ambiance. Two versatile rooms provide flexibility of use, as bedrooms, a home office, snug, playroom or home gym, accommodating a range of lifestyles and needs. The main bathroom is a sanctuary in itself, featuring a contemporary four-piece suite with sleek finishes.



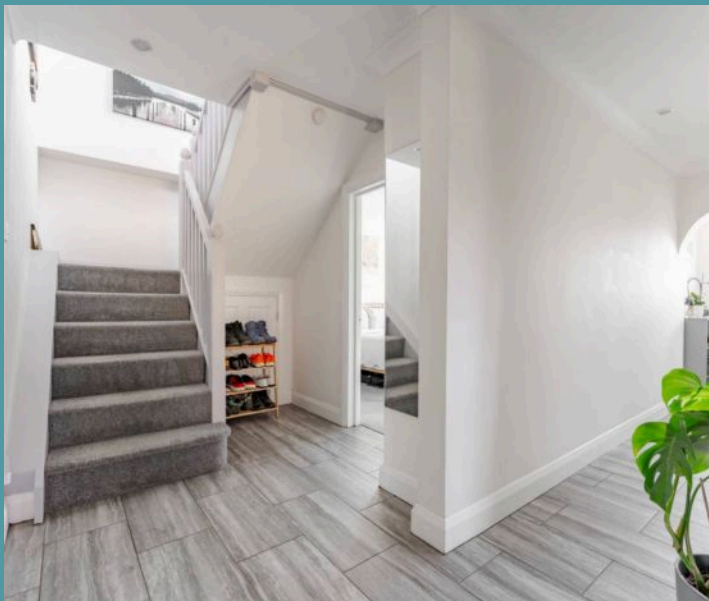


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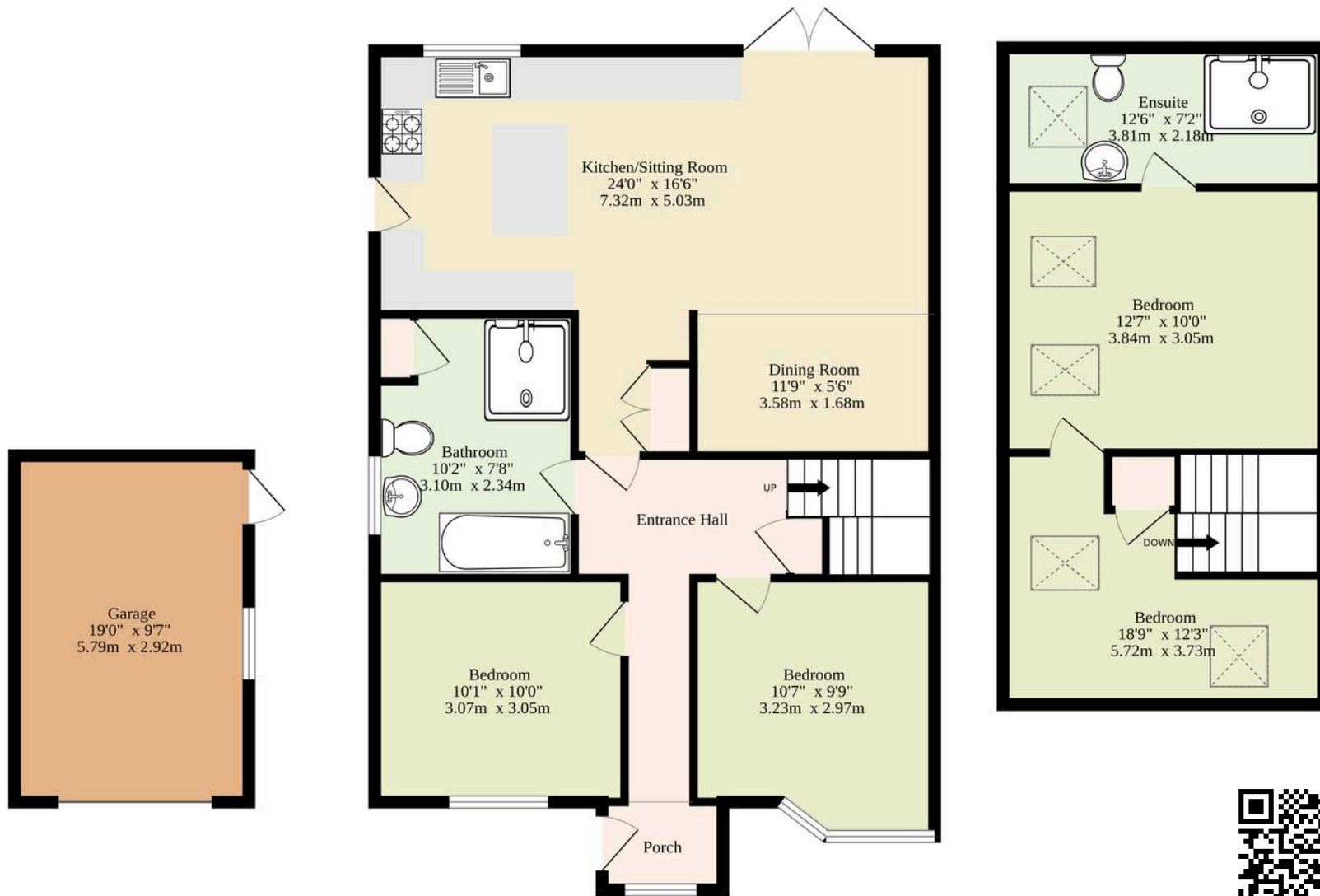
Ascending to the first floor, you will find two further double bedrooms, each bathed in sunlight from large skylights that bring warmth and serenity to the spaces. The principal bedroom flaunts a private en-suite, combining convenience with indulgent comfort, perfect for retreating at the end of the day.

Equally captivating is the landscaped rear garden, designed for enjoyment and ease. Multiple patio areas provide space for al fresco dining and lounging, one thoughtfully shaded by a charming pergola. The laid to lawn is bordered by established plant beds and mature shrubbery, offering both beauty and privacy. Completing the property is a generous shingle driveway providing off-road parking, along with an EV charging point. Gated side access leads to a rear garage, equipped with an up-and-over door and offering valuable additional storage.



Ground Floor
1083 sq.ft. (100.6 sq.m.) approx.

1st Floor
450 sq.ft. (41.8 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1533 sq.ft. (142.4 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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