

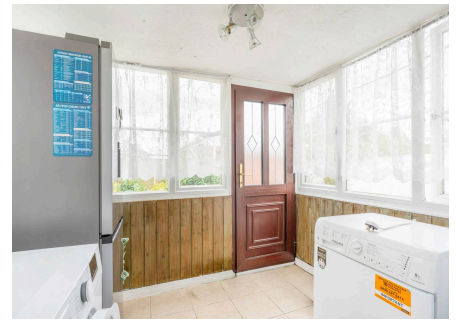
14 Linton Crescent, Norwich - NR7 8NN

£270,000 Freehold

Enjoy the ease of single-storey living in this well-presented two-bedroom semi-detached bungalow, ideally located with excellent access to Norwich city centre. The property features a bright lounge with a fireplace, a well-appointed kitchen with space for dining, a versatile conservatory, two bedrooms, and a fully tiled bathroom. Outside, there's an enclosed rear garden with a generous brick-built shed and a front driveway providing off-road parking. Local shops, schools, and healthcare services are all close by.

Location

Located in the sought-after suburb of Sprowston to the northeast of Norwich, Linton Crescent offers a convenient and well-connected setting ideal for families and professionals. The area benefits from a wide range of local amenities, including supermarkets, schools, healthcare facilities, and independent shops. Excellent transport links make commuting simple, with regular bus services and easy access to the Norwich Distributor Road (Broadland Northway), connecting to the A47, A140, and other major routes. Green spaces such as Sprowston Recreation Ground and nearby woodlands offer pleasant outdoor options, adding to the area's appeal.



Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- C



Linton Crescent, Sprowston

Step into the property through the porch and into the hallway, where a conveniently located storage cupboard offers a practical place for coats and essentials.

From here, move into the bright lounge, which enjoys a pleasant outlook to the front and features a charming fireplace as a central focal point. With ample space for comfortable seating and natural light streaming through the large window, it's an ideal setting for both relaxing and entertaining.

The kitchen is spacious and well-appointed, fitted with wood-effect cupboards, ample worktop space, a tiled backsplash, and practical tiled flooring. There is plumbing for a dishwasher and plenty of room for dining, making it a functional and sociable space. A door leads into the conservatory, currently used as a versatile utility area with tiled floors and plumbing for a washing machine.

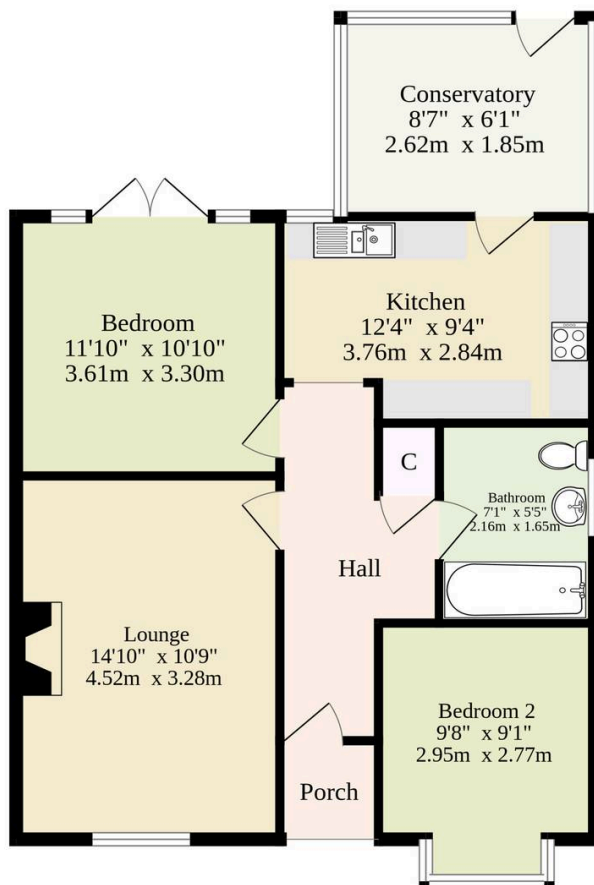
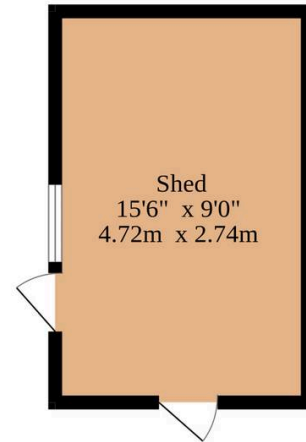
The property offers two bedrooms. The master bedroom is bright and airy, with French doors opening to the garden, while the second bedroom features a bay window that brings in plenty of natural light. Completing the interior is a fully tiled family bathroom with a bath and a shower over.

Outside, the rear garden is enclosed and designed with low maintenance in mind. Laid mainly to lawn, it also features a paved seating area ideal for outdoor dining or enjoying the sunshine. A generous brick-built shed provides excellent storage for garden tools or outdoor equipment. The space is well-suited for those seeking a manageable garden with scope to personalise.

To the front, a small garden area sits behind a low brick boundary wall, with a driveway to the side providing off-road parking and convenient access to the rear.



Ground Floor
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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