



63 Lone Barn Road
Sprowston, Norwich, NR7 8HZ
£325,000



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This three-bedroom semi-detached bungalow in Sprowston offers modern comfort with an open-plan lounge/diner with conservatory, stylish kitchen, and utility room. It includes two double bedrooms, a single bedroom, and a luxurious modern bathroom with a jacuzzi bath. The property features a fully enclosed rear garden, off-road parking, and a detached garage. Located just 2 miles from Norwich City Centre near local shops, parks, and schools, it's perfect for families.

- Lounge/Diner leading to Conservatory
 - Three Bedrooms
 - Utility
 - Garage with Driveway to side
 - South East Facing Rear Garden
- Gas Central Heating & Double Glazing
 - Bathroom with Separate Shower
 - Modern Kitchen & Bathroom
 - Ample Off Road Parking



Discover the perfect blend of modern living and serene comfort in this three-bedroom semi-detached bungalow, ideally situated in the sought-after suburb of Sprowston. This delightful home has been thoughtfully designed, ensuring it meets the highest standards of contemporary living.

As you step through the entrance hall, you are welcomed into a spacious open-plan lounge and diner, creating the perfect setting for family gatherings or cosy evenings spent by the electric fireplace. The adjoining conservatory floods the space with natural light, enhancing the airy and warm atmosphere throughout the home.

The heart of the property is the beautifully designed kitchen, featuring sleek cabinetry, solid oak work surfaces, and a stylish breakfast bar. This space is perfect for both casual dining and entertaining, with a handy utility room nearby that accommodates all your washing needs.

This bungalow boasts two inviting double bedrooms, including a charming bay-fronted room, alongside a versatile single bedroom that can easily serve as a guest room, study, or playroom. Each bedroom offers ample storage space to keep your home organised and clutter-free.

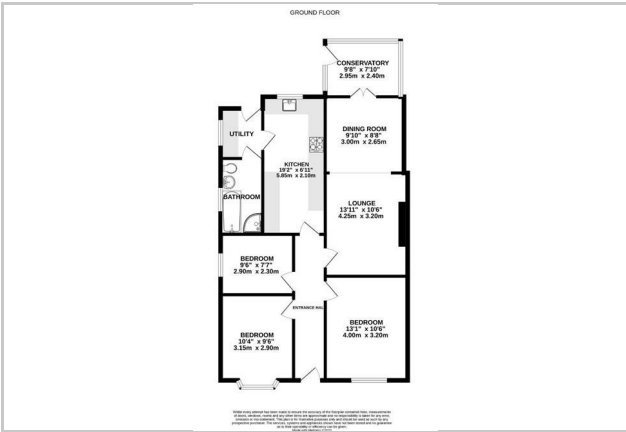
Unwind in the generous family bathroom, which provides a luxurious retreat with a jacuzzi bath and a separate shower cubicle, ensuring you can indulge in a spa-like experience within the comfort of your own home.

The outdoor space is equally impressive. The fully enclosed rear garden is a hidden gem, perfect for summer entertaining with its spacious patio and beautifully established lawns bordered by mature shrubs. This outdoor oasis offers a private sanctuary, ideal for family gatherings or peaceful relaxation.

Convenient off-road parking is provided by a gravelled driveway with ample space for multiple vehicles, alongside a detached garage equipped with power and lighting for all your storage needs.

Nestled in the desirable Sprowston suburb, this property is only 2 miles from the vibrant heart of Norwich City Centre. Here, you can enjoy a plethora of shopping options, restaurants, and cultural landmarks, including the iconic Norwich Cathedral. Within Sprowston itself, you will find local shops, parks, and schools, making it an ideal location for families seeking a close-knit community.

This beautifully presented bungalow is designed for comfortable family living and is ready to welcome its new owners. Book your viewing today and experience firsthand the charm and value this property has to offer!



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	78
EU Directive 2002/91/EC		