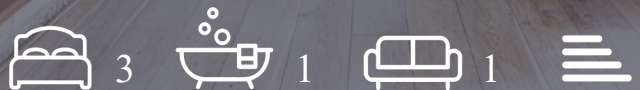


ARLINGTON
PARK



43 Blithewood Gardens
, Norwich, NR7 8PT
£300,000



This well-presented three-bedroom detached bungalow is located in the sought-after suburb of Sprowston, just north of Norwich city centre. Offering spacious accommodation throughout, a generous rear garden, and a converted garage currently used as a salon, this property may appeal to those wishing to run a business from home (subject to the necessary permissions). Early viewing is highly recommended.

- Three-bedroom detached bungalow
- Popular Sprowston location
- Spacious lounge/dining room
- Generous kitchen/breakfast room
- Converted garage currently used as a hair salon
- Gas central heating & uPVC double glazing
- Driveway parking and enclosed rear garden
- Scope for home business use (STPP)



FULL DESCRIPTION

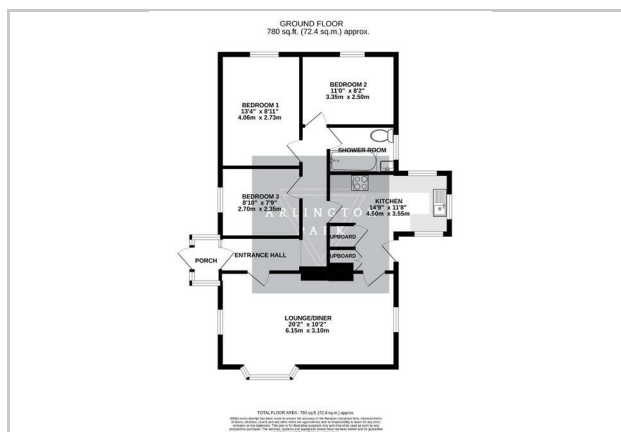
Situated in a quiet residential area of Sprowston, this detached bungalow offers generous single-storey living, versatile outdoor space, and an exciting opportunity for those seeking to run a business from home.

The accommodation comprises an entrance porch leading into a central hallway. To the front is a light-filled lounge/dining room with dual aspect uPVC windows, a feature fireplace with electric fire, and ample space for both seating and dining.

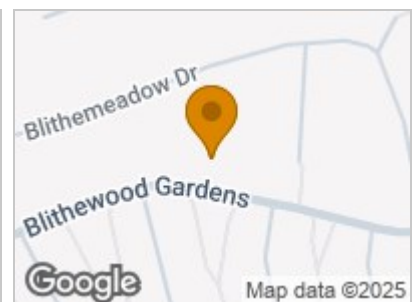
The kitchen/breakfast room is fitted with a range of wall and base units, work surfaces, a double-drainer sink, space for an electric cooker, plumbing for a washing machine, and a built-in storage cupboard. Two large uPVC windows provide views over the rear and side gardens.

The bungalow offers three well-proportioned bedrooms, with the principal bedroom including fitted wardrobes and overbed storage. A bathroom fitted with a three-piece suite including bath with shower attachment, WC and pedestal basin completes the internal layout.

Outside, the front garden is lawned with a driveway providing off-road parking. The garage has been converted into a hair salon, offering a unique opportunity for business use from home (subject to planning permission and any other required consents). To the rear, the property boasts a lovely lawned garden with a patio area and greenhouse, enclosed by walls and fencing with gated side access.



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 firm's 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		EU Directive 2002/91/EC	

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