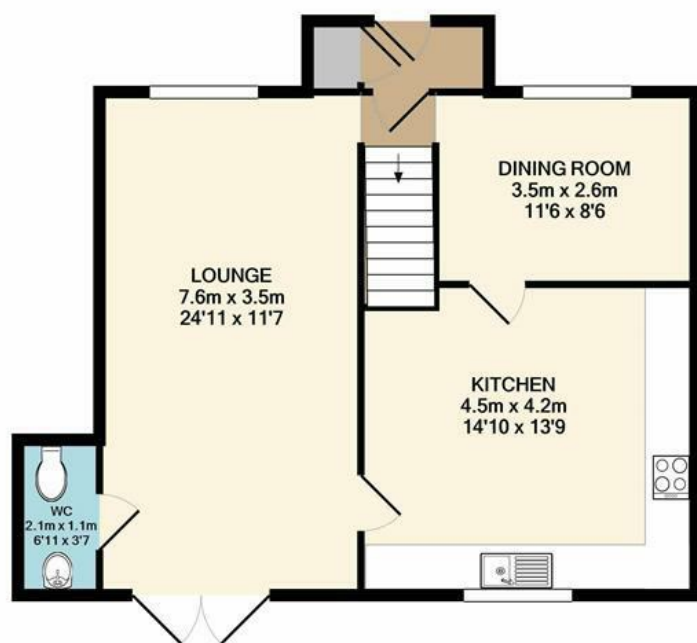


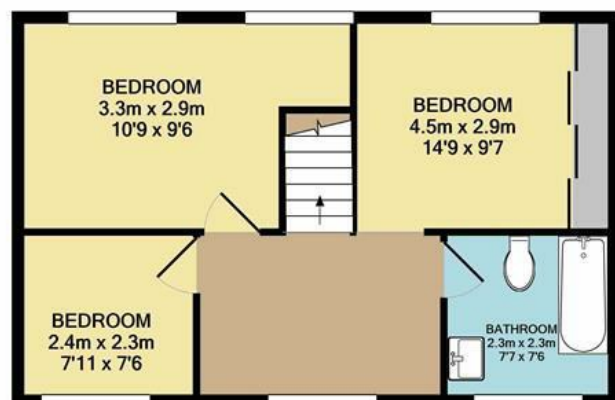


Allens Lane | Norwich | NR7  
 Guide Price £350,000

abbotFox



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 59.4 SQ.M.  
 (639 SQ.FT.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 41.7 SQ.M.  
 (449 SQ.FT.)

TOTAL APPROX. FLOOR AREA 101.1 SQ.M. (1088 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox presents this detached former police house. Located in the desirable residential area of Sprowston, this family home has been thoughtfully extended and improved by the current owners. With the property offering a light and stylish finish throughout, this home offers three bedrooms and family bathroom to the first floor. The ground floor offers an inviting entrance porch, extended lounge, dining room, cloakroom and a stunning extended kitchen diner. Externally, the property offers ample off road parking with an adjoining garage, whilst the rear garden affords a high degree of privacy, with seating areas and lawn along with a summer house. An ideal opportunity for any young family, an internal viewing comes highly recommended to appreciate this property.

The much-requested location of Sprowston, which lies just 1.5 miles North East of Norwich, offers a wide range of useful amenities for residents and visitors alike including a Tesco Express and Tesco Extra, a post office, doctors and dentists surgeries and the popular Sprowston Manor Hotel & Golf Club. The town also offers all levels of schooling including a local infant school, primary school and Sprowston Community High School. There are several transport links including the Ring Road connecting you around Norwich along with the Northern Distributor Road which will take you to Norwich Airport, Aylsham, Holt & the North Norfolk coast. Regular public transport links are also available including bus routes and a Park and Ride service giving easy access to Norwich City Centre.

