

Ben Allman  
Estate & Letting Agents



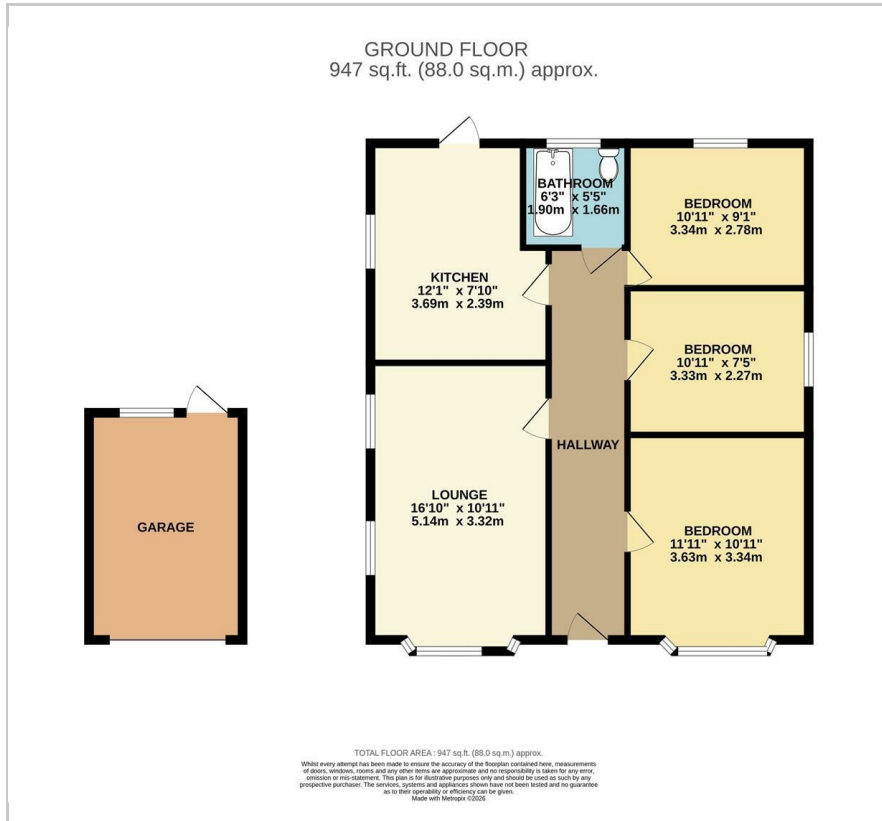
17 Varvel Avenue

Sprowston, Norwich, NR7 8PH

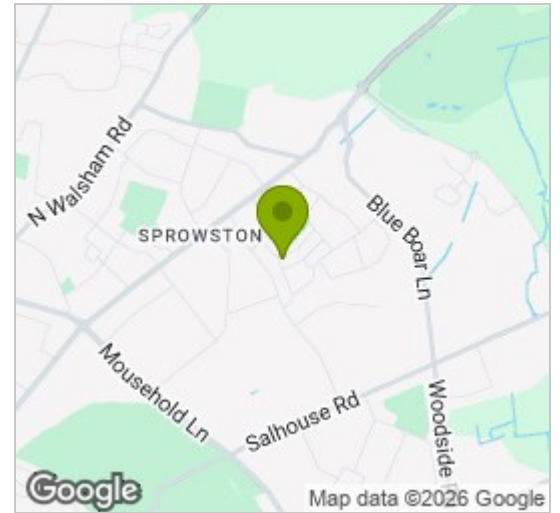
Guide price £325,000



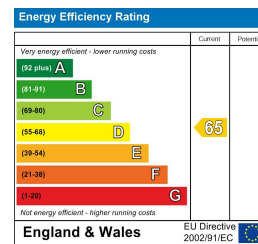
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Beautifully Renovated Detached Bungalow
- Vendors Have Found
- Corner Plot With Wrap-Around Garden
- Large Gravel Driveway Providing Ample Off-Road Parking Along With Detached Garage (Power Connected)
- Newly Renovated Bathroom And Kitchen In 2025
- Three Bedrooms
- Upgraded Combi Boiler In 2021
- EPC Rating - D



A beautifully improved three-bedroom detached 1950s bungalow, occupying a generous corner plot in the highly sought-after area of Sprowston.

This charming bungalow has been thoughtfully and delicately enhanced by the current owners throughout. The property benefits from a wrap-around garden, alongside a detached garage and a substantial gravel driveway providing ample off-road parking.

Internally, the accommodation comprises a generous sitting room, three well-proportioned bedrooms, along with a newly fitted kitchen and bathroom in 2025.

Additional benefits include uPVC double glazing throughout and an upgraded combination boiler installed in 2021.

Externally, the garden is predominantly laid to lawn, complemented by newly installed fencing. There is also rear and side paving with convenient rear access to the garage.



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.

2B Sprowston Road, Norwich, Norfolk, NR3 4QN  
Tel: 01603 555577 Email: enquiries@baela.co.uk www.baela.co.uk