

# Astley & co



8 Rosemary Road  
Sprowston  
Norwich

**Price:** Guide Price  
£350,000

## Information

Attractive 1930's built semi-detached house with three bedrooms and two reception rooms and lots of original features throughout.

A family home that has been extended across the whole rear of the property creating a large dining/lounge and big kitchen.

The south facing garden is a decent size and lots of space for all the family. There is off street parking for several vehicles.

Gas Fired Central Heating. Energy Performance Rating C.

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ESTATE AGENTS

## Description

### Entrance Hall

Entrance door, stairs to first floor, under-stairs cupboard, doors to sitting room, dining room and kitchen, radiator

### Sitting Room 13' 5" x 13' 1" (4.1m x 4.0m) Overall

Measurements into Bay Window  
Bay window to front, radiator

### Lounge 19' 0" x 11' 2" (5.8m x 3.4m)

Extended room with radiator and TV point

### Kitchen 14' 9" x 8' 10" (4.5m x 2.7m)

Extended kitchen with rear door to garden and window to rear and side. Comprising a range of base and wall units with stainless steel sink and drainer unit, integrated dishwasher,

space and plumbing for washing machine, space for tall fridge freezer, built-in oven, tiled splash-backs, radiator

### First Floor Landing

Window to side, doors to all bedrooms and bathroom, loft access

### Bedroom 1 14' 5" x 10' 10" (4.4m x 3.3m)

Bay window to front, fitted wardrobes to one wall, radiator

### Bedroom 2 11' 6" x 11' 2" (3.5m x 3.4m)

Window to rear, radiator

### Bedroom 3 9' 2" x 7' 7" (2.8m x 2.3m)

Window to rear, radiator

### Rear Garden

south facing rear garden mainly laid to lawn bordered by flowers, plants and shrubs, paved sitting area

## Summary of accommodation

- 1930s built Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Lovely long and big south facing Garden
- Extended and Improved
- Attractive Building with Original Features

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Astley & Co Estate Agents

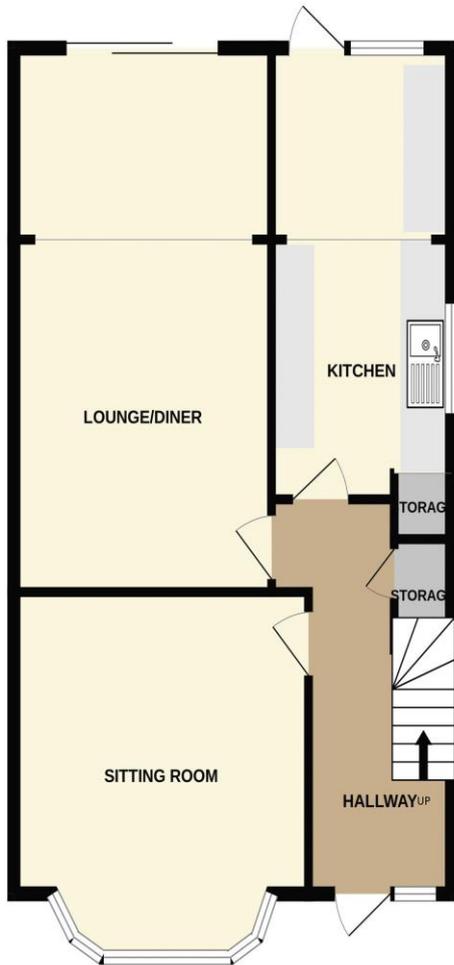
Email: [yvonne@astleyandco.com](mailto:yvonne@astleyandco.com)

Website: [www.astleyandco.com](http://www.astleyandco.com)

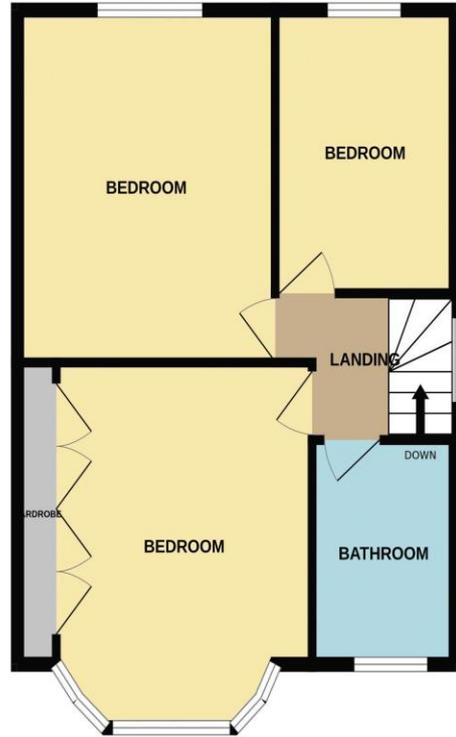
Tel: 01603 415182

Fax:

GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1204 sq.ft. (111.9 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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