



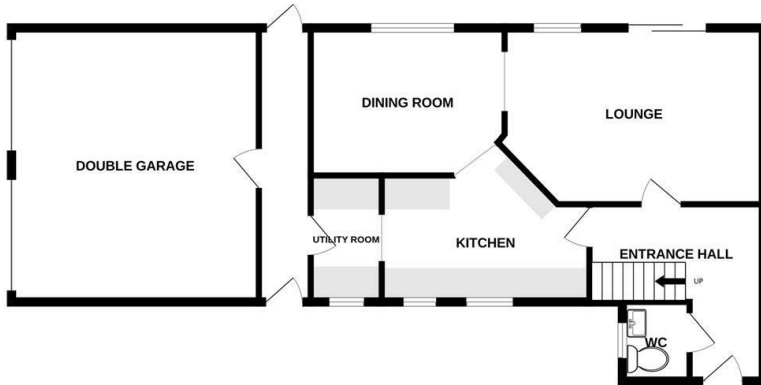
144 St. Margarets Drive | Sprowston | Norwich | NR7

Guide Price £375,000

NO ONWARD CHAIN **GUIDE PRICE: £375,000 - £400,000 **LARGE DETACHED FAMILY HOME TUCKED AWAY IN A QUIET CUL-DE-SAC** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM (FORMERLY A FOUR BEDROOM), DETACHED FAMILY HOME situated in a cul-de-sac in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, dining room, kitchen, utility room and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a DRIVEWAY providing off road parking leading to an INSULATED DOUBLE GARAGE with power and lighting. To the rear there is a WEST FACING, WELL MAINTAINED, MATURE REAR GARDEN ideal for entertaining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make the perfect family home so be quick to book a viewing to appreciate the size and location on offer.



GROUND FLOOR



1ST FLOOR



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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Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There are excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, WC and stairs to first floor.

Lounge 16'4" x 11'3"

Sliding patio doors, radiator, double glazed window.

Dining Room 12'4" x 9'7"

Double glazed window, radiator.

Kitchen 13'1" x 11'1"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge/freezer, two double glazed windows, radiator.

Utility Room 7'11" x 4'5"

Fitted wall and base units with worktops over, space for washing machine and dishwasher, double glazed window.

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 17'7" x 14'10"

Two double glazed windows, two radiators, built in wardrobe.

En-Suite 6'6" x 6'0"

Shower cubicle, low level WC, hand wash basin, chrome towel radiator, frosted double glazed window.

Bedroom Two 11'4" x 8'7"

Double glazed window, radiator.

Bedroom Three 11'1" x 6'11"

Double glazed window, radiator.

Bathroom 7'5" x 6'0"

Panelled bath with shower over, low level WC, hand wash basin, chrome towel radiator, frosted double glazed window.

Outside Front

Lawned garden enclosed by mature trees and a driveway providing off road parking.

Double Garage 17'11" x 15'9"

With power and lighting and space for tumble dryer.

Outside Rear

Patio seating area leading to lawned garden, mature plants and shrubs, timber shed, enclosed by fencing with side gate access.


Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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	

Local Authority

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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