



## 19 Meadow Gardens | | NORWICH | NR6 7RJ

**£365,000**

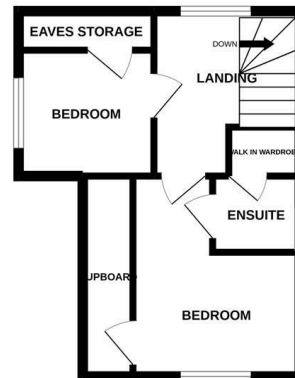
**\*\*IMMACUALTE EXTENDED CHALET BUNGALOW IN A QUIET CUL-DE-SAC\*\***  
Gilson Bailey are delighted to offer this superb, extended, four bedroom, detached chalet bungalow with accommodation comprising, entrance hall, lounge, dining room, kitchen, shower room and two bedrooms on the ground floor. On the first floor there are two bedrooms off landing with bedroom one have an en suite bathroom with walk in wardrobe. Outside there is a good sized driveway providing off road parking leading to car port, single garage and a well maintained rear garden. The chalet benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great family home so be quick to book a viewing.



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

Meadow Gardens is situated close by to many local amenities including schooling, popular shops, pubs, restaurants, supermarkets and parks to include Sewell Park and Catton Park. There are great public transport links to and from the city centre with ease of access to the Norwich Ring Road, Norwich International Airport and the NDR with links to the Norfolk Broads and North Norfolk coastline.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, kitchen, two bedrooms, shower room and stairs to first floor.

### Lounge 16'5" x 15'8"

Double glazed window to front and side, radiator, electric fire.

### Dining Room 15'6" x 10'9"

Double glazed window to side, PVC sliding patio doors to rear, two radiators.

### Kitchen 10'4" x 10'4"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted combination oven, integrated fridge/freezer, space for dishwasher and washing machine, double glazed window to rear, PVC door to side, radiator.

### Bedroom Two 12'10" x 8'8"

Double glazed window to front, radiator, built in wardrobes.

### Bedroom Four 9'4" x 7'5"

Double glazed window to front, radiator.

### Shower Room 7'1" x 4'6"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window to side.

### First Floor Landing

Doors to two bedrooms.

### Bedroom One 20'3" x 9'8"

Double glazed window to rear, radiator, built in wardrobes.

### En Suite 9'11" x 6'5"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window to side, door to:

### Walk in Wardrobe 6'11" x 2'6"

### Bedroom Three 9'11" x 5'11"

Double glazed window to side, radiator, storage cupboard.

### Outside Front

Paved driveway providing off road parking, car port, small lawn, mature plants and shrubs.

### Garage

PVC door to front, power and lighting.

### Outside Rear

Well maintained lawned garden with shingle and patio area, mature plants and shrubs, timber decking seating area, timber shed, enclosed by timber fencing.

### Tenure


Freehold

### Local Authority

Broadland District Council - Tax Band C




**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Tenure**

Freehold

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.