



16 Meadow Gardens | | Norwich | NR6 7RJ

£290,000

****RENOVATED SEMI DETACHED HOUSE LOCATED IN A QUIET CUL-DE-SAC****
Gilson Bailey are delighted to offer this STUNNING, THREE BEDROOM, EXTENDED, SEMI DETACHED HOUSE situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, MODERN FITTED KITCHEN/DINER, lounge and conservatory to the ground floor. On the first floor there are THREE BEDROOMS and a stylish bathroom off landing. Outside there is a front driveway providing off road parking and a well maintained rear garden with patio seating area and large storage shed. The house benefits from double glazing, gas heating and has been modernised to a very high standard throughout by the current vendors. The property would make an excellent first time purchase or small family home so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, ceiling, stairs and any other items are approximate and the responsibility to check 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, fixtures and appliances shown have not been tested and are provided as to their condition or otherwise can be given.
Made with Metaplan 2020

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 is 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/diner and stairs to first floor.

Kitchen/Diner 13'11" x 8'10"

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

Lounge 15'1" x 13'6"

Sliding patio doors, radiator, wood burner, under stairs storage cupboard.

Conservatory 11'4" x 7'5"

Double glazed construction with patio doors to garden.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'11" x 8'2"

Double glazed window, radiator.

Bedroom Two 12'1" x 7'8"

Double glazed window, radiator.

Bedroom Three 8'11" x 5'11"

Double glazed window, radiator.

Bathroom 7'7" x 6'7"

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

Outside Front

Driveway providing off road parking.

Outside Rear

Landscaped garden with patio and shingled area, lawned garden, mature plants and shrubs, large storage shed, enclosed by fencing with side gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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	

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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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