



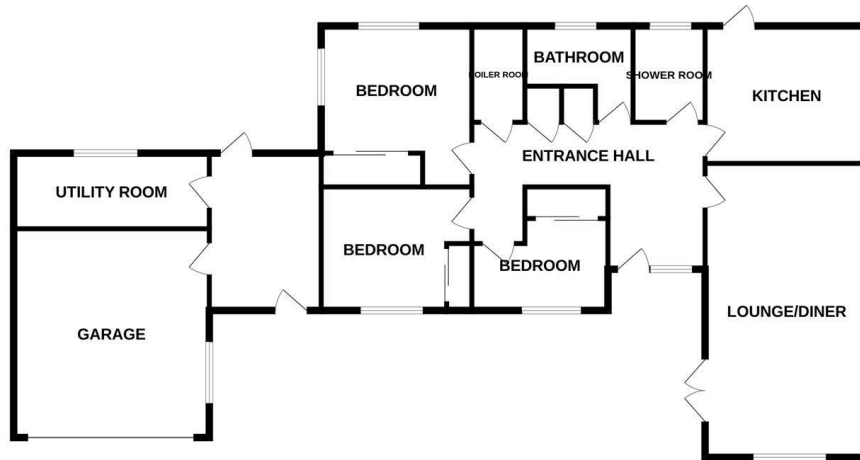
**22 Conesford Drive | | Norwich | NR1 2BB**

## **Offers In The Region Of £575,000**

**\*\*RARELY AVAILABLE DETACHED BUNGALOW IN THE REQUESTED CONSERVATION AREA OF BRACONDALÉ\*\*** Gilson Bailey are delighted to offer this **WELL PRESENTED, THREE BEDROOM, DETACHED BUNGALOW** situated on a **CORNER PLOT** in a tranquil cul-de-sac in the sought after Bracondale area to the south of Norwich. Accommodation comprising entrance hall, spacious lounge/diner, kitchen, three double bedrooms, bathroom and wet room. Outside to the front there is a lawned garden and driveway providing off road parking leading to a **GARAGE** with electric powered doors and an adjoining utility space. To the rear there is a **PRIVATE, PAVED GARDEN** which is partly covered and to the side there is a another lawned garden with well maintained plants and shrubs. The bungalow benefits from double glazing, gas heating and is **OFFERED WITH NO ONWARD CHAIN**. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the size and location on offer.



## GROUND 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

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge/diner, kitchen, three bedrooms, wet room, bathroom, two storage cupboards and boiler room.

#### Lounge/Diner 23'4" x 12'11"

Three double glazed windows, French doors, three radiators, vaulted ceiling.

#### Kitchen 12'10" x 10'10"

Fitted wall and base units with worktops over, sink and drainer, gas-fired Aga oven, fitted hob and oven, integrated washing machine and dishwasher, space for fridge/freezer, double glazed window, radiator, door to rear.

#### Bedroom One 12'11" x 11'10"

Two double glazed windows, radiator, two double built in wardrobes.

#### Bedroom Two 11'10" x 9'9"

Double glazed window, radiator, double wardrobe.

#### Bedroom Three 10'9" x 7'5"

Double glazed window, radiator, built in wardrobe.

#### Wet Room 7'8" x 5'9"

Shower cubicle, low level WC, hand wash basin, non-slip flooring, radiator, frosted double glazed window.

#### Bathroom 8'7" x 7'9"

Panelled bath with shower over, low level WC, hand wash basin/vanity unit, radiator, frosted double glazed window.

#### Outside Front

Lawned garden and brick weave driveway providing off road parking.

#### Garage 16'0" x 15'7"

With electric door, power, lighting, radiator, water connection.

#### Utility Space 15'8" x 6'0"

#### Outside Rear

Secluded patio area which is partly covered and a lawned side garden with mature plants, shrubs and trees, enclosed by hedging and fencing.

#### Local Authority

Norwich City Council, Tax Band E.

#### Tenure

Freehold


#### Utilities

Superfast fibre broadband available.  
Mains water, gas and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</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.

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