



148 Wroxham Road | | Norwich | NR7 8EZ

Guide Price £475,000

CHARMING, FOUR-BEDROOM DETACHED FAMILY HOME ON APPROXIMATELY 0.35 ACRES (STMS) -
GUIDE PRICE £475,000-£500,000

Nestled in the highly sought-after area of Sprowston, Gilson Bailey proudly presents this impeccably maintained four-bedroom family residence. Boasting charm and elegance, this property is a testament to luxurious living.

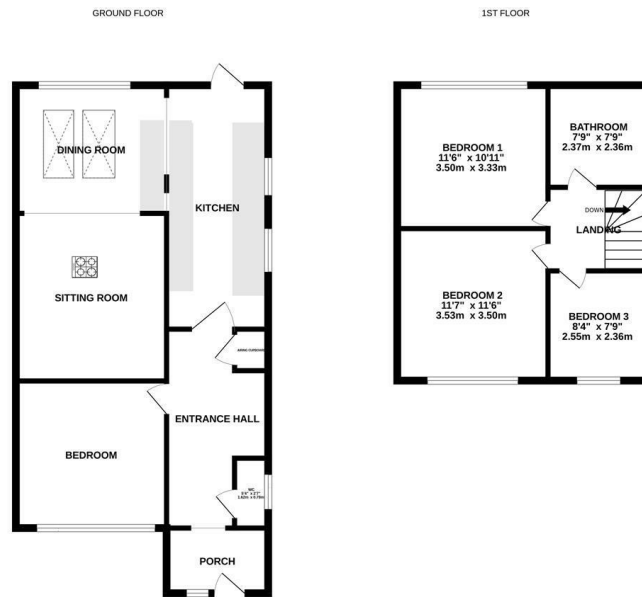
Upon entering, you are greeted by a welcoming porch leading to a spacious hallway. The ground floor seamlessly integrates a contemporary open-plan kitchen, dining, and living area, complete with a charming wood burner for cozy evenings. Additionally, a well-appointed bedroom and convenient WC are located on this level.

Ascending to the first floor via a stylish staircase, you'll find three generously sized bedrooms and a family bathroom, all accessible from the landing area.

Step outside, and you'll discover a large driveway offering ample parking space. The rear of the property unveils a versatile garden room, complete with power supply. Surrounding the property is a meticulously maintained mature garden, sprawling over approximately 0.35 acres (STMS) and enclosed by timber fencing.

Benefitting from double glazing and gas heating, this home epitomizes comfort and convenience. Impeccably presented throughout, it offers a harmonious blend of modern amenities and timeless appeal.





WROXHAM RD NR7 8EZ

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee is given for any equipment or fixtures not shown. Made with Metagen 12/2014

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

Door to

Porch

Three UPVC windows, radiator and door to

Hallway

Stairs to bedroom one, open plan kitchen/lounge/diner, WC, under stairs cupboard and stairs to first floor.

Open Plan Kitchen/Diner/Living Area

Fitted wall and base units, integrated fridge freezer, dishwasher and double oven, space for washing machine., breakfast bar, woodburner, radiator and patio doors to the rear.

Bedroom One

UPVC window and radiator.

WC

low level WC and hand wash basin

First Floor Landing

Doors to bedrooms one, two and three and bathroom.

Bedroom Two

Built in wardrobe, UPVC window and radiator.

Bedroom Three

Built in wardrobe, UPVC window and radiator.

Bedroom Four

Built in wardrobe, UPVC window and radiator.

Bathroom

Roll top bath, walk in shower, low level WC and hand wash basin.

Garden Room

Four UPVC windows and power.

Outside

To the front is a large drive way and to the rear there is a mature garden on a plot of approx 0.35 acres (STMS) enclosed by timber fence and summer house.

Local Authority


Broadland District Council - Tax Band C

Tenure

Freehold



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 39 | |
| (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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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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