



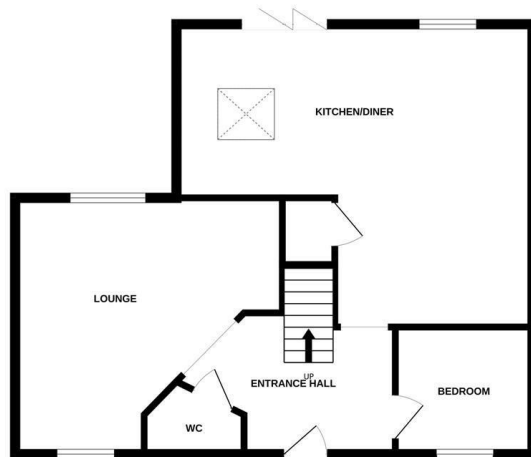
**37 St Margarets Drive | | Sprowston | NR7 8DB**

**Guide Price £425,000**

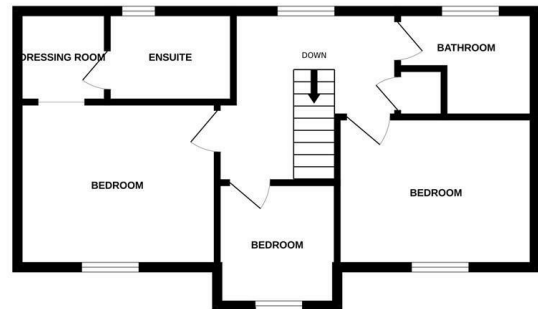
**\*\*GUIDE PRICE £425,000 - £450,000 STUNNING FAMILY HOME WITH A NEWLY EXTENDED KITCHEN/DINER\*\*** Gilson Bailey are delighted to offer this RENOVATED, EXTENDED, FOUR BEDROOM, DETACHED FAMILY HOME situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, open plan kitchen/diner, bedroom and WC to the ground floor. On the first floor there are three bedrooms and a bathroom off landing with bedroom one having a DRESSING ROOM and EN-SUITE SHOWER ROOM. Outside there is a shingled front garden and a driveway providing off road parking leading to a SINGLE GARAGE. To the rear there is a LOVELY LANDSCAPED GARDEN ideal for entertaining. The house benefits from double glazing, gas heating and has been modernised throughout to a high standard by the current vendor. The property makes 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

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

Open access to lounge and kitchen/diner, doors to bedroom, WC and stairs to first floor.

#### Lounge 15'6" x 14'9"

Two double glazed windows, two radiators.

#### Kitchen/Diner 20'9" x 17'5"

Quality fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated washing machine and dishwasher, space for fridge/freezer, bi-fold patio doors, double glazed window, skylight, underfloor heating.

#### Bedroom Four 7'10" x 7'4"

Double glazed window, radiator.

#### WC

Low level WC, hand wash basin, extractor fan.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 13'3" x 9'10"

Double glazed window, radiator.

#### Dressing Room 5'7" x 5'3"

Clothing rails and door to:

#### En-Suite 7'10" x 5'2"

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

#### Bedroom Two 11'5" x 8'8"

Double glazed window, radiator.

#### Bedroom Three 9'0" x 8'9"

Double glazed window, radiator.

#### Bathroom 8'0" x 6'5"

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

#### Outside Front

Shingled garden and driveway providing off road parking leading to a single garage.

#### Outside Rear

Large patio seating area, artificial grass, enclosed by fencing with side gate access.

#### Local Authority

Broadland District Council, Tax Band D.

#### 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</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	

### 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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