



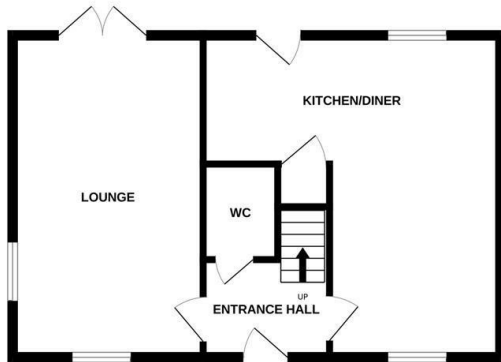
15 Adcock Drive | Sprowston | Norwich | NR7 8GN

Guide Price £380,000

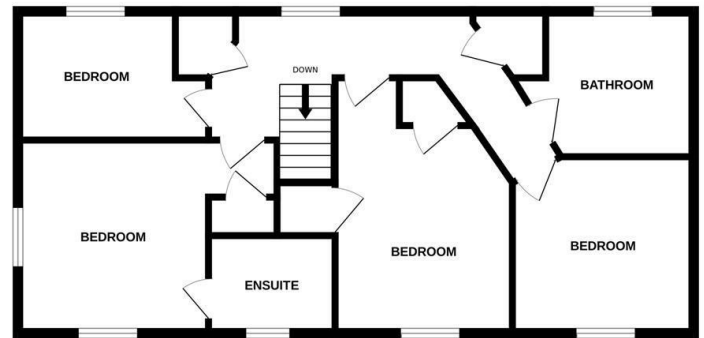
****GUIDE PRICE £380,000 - £390,000 STUNNING FAMILY HOME ON A POPULAR MODERN ESTATE**** Gilson Bailey are delighted to offer this LARGE, FOUR BEDROOM, LINK DETACHED HOUSE situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a family bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a FRONT DRIVEWAY providing off road parking leading to a SINGLE GARAGE and a well presented, private rear garden ideal for entertaining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes the perfect 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

Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 18'2" x 10'9"

Two double glazed windows, two radiators, patio doors.

Kitchen/Diner 18'2" x 16'8"

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

WC

Low level WC, hand wash basin, radiator, extractor fan.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 14'9" x 11'0"

Double glazed window, radiator, built in wardrobe.

En-Suite 6'6" x 5'5"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 14'4" x 9'9"

Double glazed window, radiator, built in storage cupboards.

Bedroom Three 10'7" x 10'0"

Double glazed window, radiator.

Bedroom Four 11'1" x 6'10"

Double glazed window, radiator.

Bathroom 10'0" x 7'1"

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

Outside Front

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

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, enclosed by brick walling 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) A | | 93 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (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 |  |

Local Authority

Broadland District Council, Tax Band D

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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