



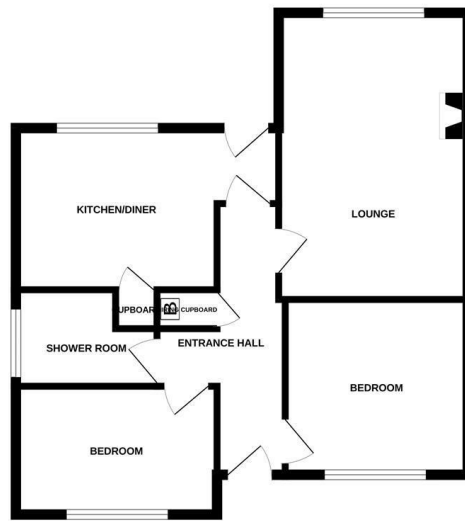
**3 Blenheim Close | Sprowston | Norwich | NR7 8AN**

**£280,000**

**\*\*DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this TWO BEDROOM, DETACHED BUNGALOW situated in a quiet cul-de-sac in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, kitchen, TWO BEDROOMS and a shower room. Outside there is a front driveway providing off road parking leading to a SINGLE GARAGE and to the rear there is an enclosed, mature garden with an OUTBUILDING/WORKSHOP. 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.



## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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 such by any prospective purchaser. The names, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
Made with Metaplan (2024)

### 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, two bedrooms and shower room.

#### Lounge 16'4" x 10'9"

Double glazed window, radiator.

#### Kitchen 14'11" x 9'1"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and washing machine, double glazed window, cupboard, radiator.

#### Bedroom One 10'4" x 9'10"

Double glazed window, radiator.

#### Bedroom Two 11'5" x 7'3"

Double glazed window, radiator.

#### Shower Room 8'0" x 5'5"

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

### Outside Front

Small enclosed garden and driveway leading to a single garage.

### Outside Rear

Paved garden, mature plants and shrubs, enclosed by fencing with side gate access.

### Outbuilding 12'0" x 9'7"

### Workshop 9'7" x 8'11"

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Broadland District Council, Tax Band C

**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.