



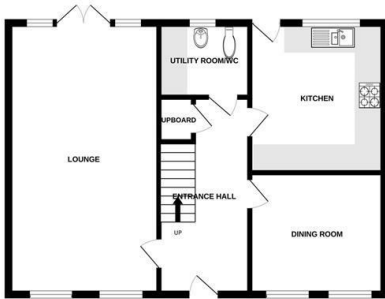
**9 Freesia Way | | Norwich | NR4 7BB**

**Offers In Excess Of £535,000**

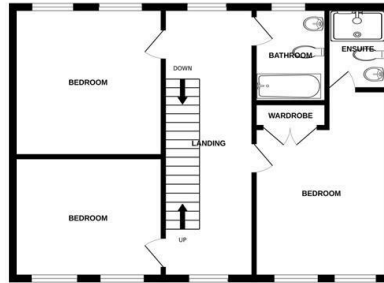
**\*\*INCREDIBLY SPACIOUS AND WELL PRESENTED FAMILY HOME ON THE ROUNDHOUSE PARK DEVELOPMENT\*\*** Gilson Bailey are delighted to offer this FIVE BEDROOM, THREE STOREY, DETACHED FAMILY HOME situated in the highly sought after village of Cringleford. Accommodation comprising entrance hall, lounge, dining room, kitchen and WC/Utility to the ground floor. On the first floor there are three bedrooms and a bathroom off landing with one bedroom having an en-suite shower room. On the second floor there are two more bedrooms with another one also having an en-suite shower room. Outside there is a driveway providing off road parking leading to a double garage with power and lighting. To the rear there is a lovely, landscaped garden ideal for entertaining or alfresco dining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes a great family home so be quick to book a viewing to appreciate the size and location on offer.



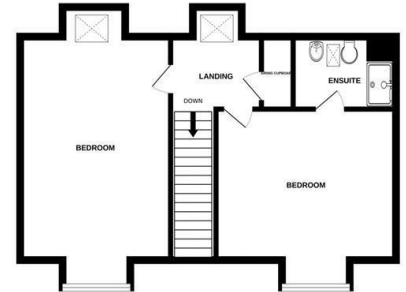
GROUND FLOOR



1ST FLOOR



2ND 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

Crangleford village is on the banks of the River Yare with local amenities to include Waitrose supermarket, doctors surgery, Ofsted rated outstanding schooling with popular pubs and restaurants in the neighbouring village of Eaton and other surrounding villages. There is also ease of access to the vibrant and historic centre of Norwich, Eaton Park, University of East Anglia, Norfolk & Norwich University Hospital and the A11 main Cambridge/London route.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, dining room, kitchen, WC/Utility and stairs to first floor.

#### Lounge 20'9" x 11'7"

Patio doors, double glazed window, two radiators.

#### Dining Room 10'11" x 9'3"

Two double glazed windows, radiator.

#### Kitchen 11'4" x 10'11"

Fitted wall and base units with laminate work tops over, inset one and a half bowl stainless steel sink with mixer tap and drainer, integrated double electric oven, integrated gas hob with extractor hood over, integrated fridge/freezer and dishwasher, double glazed window to garden.

#### WC/Utility 6'5" x 5'4"

Low level WC, hand wash basin, fitted base units with worktops over, integrated washing machine, radiator, boiler.

#### First Floor Landing

Doors to three bedrooms, bathroom and stairs to second floor.

#### Bedroom Two 13'1" x 11'5"

Two double glazed windows, radiator, built in wardrobe.

#### En-Suite 6'11" x 5'0"

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

#### Bedroom Four 11'8" x 11'3"

Two double glazed windows, radiator.

#### Bedroom Five 11'10" x 9'4"

Two double glazed windows, radiator.

#### Bathroom 7'6" x 6'3"

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

#### Second Floor Landing

Doors to two bedrooms and large storage cupboard housing megaflo water system.

#### Bedroom One 15'0" x 12'9"

Double glazed window, radiator.

#### En-Suite 7'11" x 5'8"

Shower cubicle, low level WC, hand wash basin, radiator, velux window.

#### Bedroom Three 19'10" x 11'10"

Double glazed window, velux window, two radiators.

#### Outside Front

Small lawned area with mature shrubs and a driveway providing off road parking.

#### Double Garage 18'0" x 17'7"

With power and lighting.

#### Outside Rear

Patio and shingled area, lawned garden, range of mature shrubs and flower beds, enclosed by timber fencing.

#### Local Authority

South Norfolk District Council, Tax Band F.


#### 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>88</b>
(69-80) <b>C</b>	<b>80</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**

South Norfolk District Council, Tax Band F

**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.