



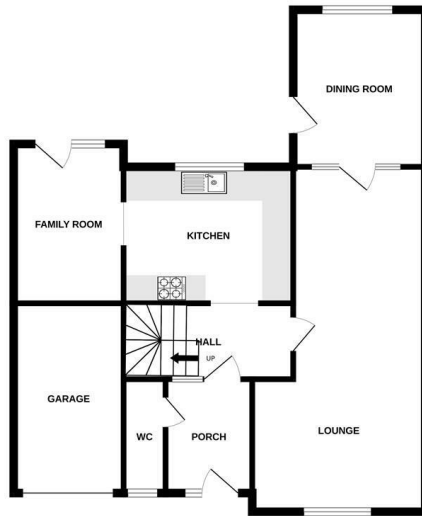
66 Barkers Lane | | Norwich | NR7 8QY

£375,000

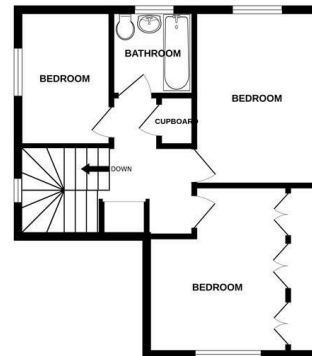
****EXTENDED DETACHED HOUSE WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this FULLY RENOVATED, EXTENDED, THREE BEDROOM, DETACHED HOUSE situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance porch, entrance hall, spacious lounge, dining room, modern kitchen, family room and wc to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a DRIVEWAY providing off road parking leading to a SINGLE GARAGE and to the rear there is a LARGE LAWNED GARDEN ideal for entertaining. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property makes an excellent 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 misstatement. 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 Porch

Door to:

Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 23'10" x 11'10"

Double glazed window, two radiators, door to:

Dining Room 10'9" x 9'7"

Double glazed window, radiator, door to garden.

Kitchen 11'10" x 8'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and double oven, integrated fridge/freezer, washing machine and dishwasher (included in the sale), double glazed window.

Family Room 10'10" x 7'6"

Door to garden, radiator.

WC

Low level WC, hand wash basin, heated towel radiator.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'10" x 10'1"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 11'6" x 9'2"

Double glazed window, radiator.

Bedroom Three 8'6" x 6'3"

Double glazed window, radiator.

Bathroom 6'1" x 5'6"

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

Outside Front

Large driveway providing ample off road parking leading to a single garage.

Outside Rear

Patio seating area leading to lawned garden, mature plants, shrubs and trees, timber shed, enclosed by timber 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) A		
(81-91) B		
(69-80) C	70	80
(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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