



19 Blenheim Close | Sprowston | Norwich | NR7 8AN

Guide Price £240,000

GUIDE PRICE: £240,000 - £250,000

****Stunning Two-Bedroom Semi-Detached Home****

Gilson Bailey is proud to present this impressive two-bedroom semi-detached home, perfectly situated in a quiet cul-de-sac in the highly desirable suburb of Sprowston. The property offers well-proportioned accommodation, including a welcoming entrance hall, a spacious 20-foot lounge/diner, and a modern kitchen on the ground floor. Upstairs, you'll find two generous bedrooms and a well-appointed bathroom accessed from the landing.

Outside, the home boasts a shingled driveway offering ample off-road parking, along with a large, beautifully landscaped rear garden complete with a new patio area, perfect for outdoor living. With UPVC double glazing, gas central heating, and excellent condition throughout, this home is ideal for families or couples alike. Early viewing is highly recommended to avoid disappointment!





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 hereon are based on the information provided to us by the vendor. Made with Metropac CAD.

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

Door to

Entrance Hall

Stairs to first floor, door to Lounge/Diner.

Lounge/Diner 11'6" x 19'9"

UPVC window, Two radiators, Wood burner, recess with desk, storage cupboard and door to

Kitchen 11'11" x 8'2"

UPVC window, UPVC patio doors, wall and base units, single sink, space fridge freezer, washing machine, cooker and skylight.

First Floor Landing

Doors to Bedrooms One, Two and Bathroom.

Bedroom One 14'10" x 10'0"

Two UPVC windows, radiator.

Bedroom Two 8'5" x 8'10"

UPVC window, radiator.

Bathroom

Bath with shower over, low level WC, hand wash basin. UPVC window.

Outside

Shingle drive to front with parking. Extensive lawned garden, patio, timber shed, shrubs and hedging.

Local Authority

Broadland District Council - Tax Band B


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) A		
(81-91) B		84
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council - B

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.