



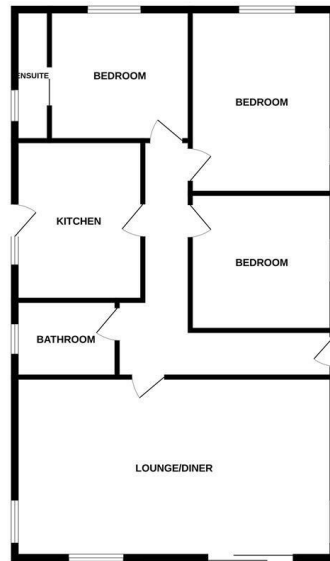
**32 Colindeep Lane | | Norwich | NR7 8EG**

**Guide Price £340,000**

**\*\*GUIDE PRICE £340,000 - £350,000\*\* EXCEPTIONALLY SPACIOUS DETACHED BUNGALOW WITH LARGE AND PRIVATE REAR GARDEN\*\*** Gilson Bailey are delighted to offer this EXTENDED, THREE BEDROOM, DETACHED BUNGALOW situated in the highly sought after suburb of Sprowston. Accommodation comprising lounge/diner, kitchen, THREE BEDROOMS and a bathroom with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a SHINGLED DRIVEWAY providing off road parking and to the rear there is a LARGE AND SECLUDED, LAWNED REAR GARDEN ideal for entertaining. The bungalow benefits from double glazing, gas heating, A LARGE LOFT SPACE 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



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, 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 for any prospective purchase. The services, fixtures and appliances shown here are not intended to constitute any warranty or to form part of the contract for sale.

Made with MyPlan 6.0.0.0

### 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:

#### Kitchen 11'10" x 9'10"

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

#### Lounge/Diner 24'8" x 14'0"

Three double glazed windows, two radiators, sliding patio doors.

#### Bedroom One 10'10" x 10'1"

Double glazed window, radiator.

#### En-Suite 10'9" x 2'10"

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

#### Bedroom Two 14'2" x 10'11"

Double glazed window, radiator.

#### Bedroom Three 10'10" x 10'8"

Double glazed window, radiator.

### Bathroom 7'10" x 5'10"

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

### Outside Front

Shingled driveway providing off road parking.

### Outside Rear

Large lawned garden, patio seating area, mature plants, shrubs and trees, enclosed by timber fencing with side gate access.

### 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</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>		
Not energy efficient - higher running costs		
<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.