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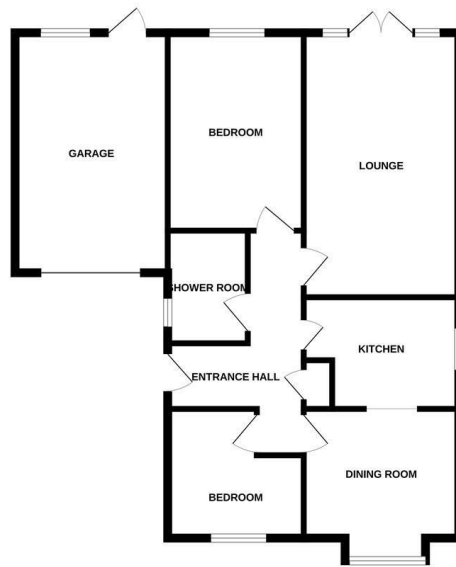
5 Plantation Drive | | Norwich | NR7 8LT

£270,000

****DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this TWO BEDROOM (FORMERLY A THREE BEDROOM), DETACHED BUNGALOW situated in a quiet spot in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, kitchen, dining room, shower room and TWO BEDROOMS. Outside there is a DRIVEWAY to the front leading to a SINGLE GARAGE and to the rear there is an enclosed lawned garden. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent downsize or first time purchase so be quick to book a viewing.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, 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 architect, surveyor and valuer have not been named and no guarantee is given as to their competence or efficiency. Call for forms. Made with Metropix 12/2018

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, dining room, two bedrooms and shower room.

Lounge 17'10" x 10'4"

French doors, radiator.

Kitchen 10'5" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window.

Dining Room 10'4" x 8'5"

Double glazed window, radiator.

Bedroom One 13'5" x 8'9"

Double glazed window, radiator.

Bedroom Two 8'9" x 8'8"

Double glazed window, radiator.

Shower Room 6'9" x 5'5"

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

Outside Front

Paved driveway providing off road parking leading to a single garage.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.


Tenure

Freehold

Utilities

Superfast broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(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 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.

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