



**52 St. Margarets Drive | | Norwich | NR7 8DA**

**Guide Price £310,000**

**\*\*GUIDE PRICE £310,000 - £325,000 SPACIOUS DETACHED FAMILY HOME IN A SOUGHT AFTER SUBURB\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, FOUR BEDROOM, DETACHED HOUSE situated in the popular suburb of Sprowston. Accommodation comprising entrance hall, lounge, dining room, kitchen, utility room, conservatory and bedroom with en-suite shower room to the ground floor. On the first floor there are three more bedrooms and a bathroom off landing. Outside there is a FRONT DRIVEWAY providing off road parking and to the rear there is a low maintenance, enclosed garden with side gate access. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great family home so be quick to book a viewing.





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 have not been tested and no guarantee as to their condition or efficacy is made for them.  
Made with Metropac 0.0201 for green.

## 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 and bedroom.

### Lounge 14'2" x 10'11"

Double glazed window, radiator, stairs to first floor.

### Dining Room 10'11" x 8'2"

Sliding patio doors, radiator.

### Kitchen 11'5" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and dishwasher, double glazed window, door to rear.

### Utility Room 9'6" x 8'11"

Fitted wall and base units with worktops over, space for washing machine and tumble dryer, two double glazed windows, door to garden.

### Conservatory 9'6" x 9'4"

Door to garden.

### Bedroom Four 13'7" x 8'0"

Double glazed window, radiator.

### En-Suite 7'10" x 4'3"

Shower cubicle, low level WC, hand wash basin, extractor fan.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 14'7" x 10'11"

Double glazed window, radiator, built in wardrobes.

### Bedroom Two 10'11" x 10'1"

Double glazed window, radiator.

### Bedroom Three 8'5" x 8'1"

Double glazed window, radiator.

### Bathroom 8'4" x 8'3"

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

### Outside Front

Driveway providing off road parking.

### Outside Rear

Patio area, artificial grass, timber shed, 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>85</b>	<b>89</b>
(69-80) <b>C</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	

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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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