



63 Moore Avenue | Sprowston | Norwich | NR6 7LE

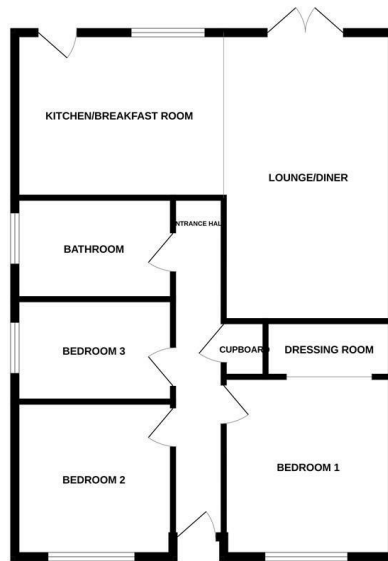
£375,000

*****FULLY RENOVATED EXTENDED BUNGALOW ON A LARGE PLOT***** Discover this FULLY RENOVATED EXTENDED three-bedroom SEMI DETACHED BUNGALOW in a sought-after location. This beautifully restored property offers spacious, light-filled rooms, perfect for comfortable family living or a retiring couple. The bungalow features an inviting open-plan living and dining area, leading to a modern bespoke kitchen/breakfast with ample storage, high-end appliances and feature centre island. There are three well-sized bedrooms that provide plenty of space, along with a contemporary family FOUR PIECE BATHROOM. The main bedroom includes built-in dressing area for added convenience. The bungalow also enjoys NEW CENTRAL HEATING, NEW UPVC WINDOWS, NEW FLOORING and has been RE-WIRED THROUGHOUT.

Outside, the property boasts a large private, well-kept garden mainly laid to lawn and ideal for outdoor dining and entertaining on the feature patio. As well as having a garage and driveway with parking. Situated close to reputable schools, local shops, and excellent transport links, this home combines convenience with suburban charm. Don't miss your chance to make this delightful property your own.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, floors and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The vendor, agent and any other person who has not been named and no guarantee as to their liability or otherwise can be given.
Made with Metaplan 12/08/20

Location

Moore Avenue is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

Accommodation Comprises

Door to

Entrance Hall

Doors to Bedrooms One, Two, Three, bathroom, cupboard and kitchen/breakfast room.

Bedroom One 12'5" x 10'11"

UPVC window, radiator, built in dressing area, feature wall panelling.

Bedroom Two 10'7" x 10'1"

UPVC window, radiator, feature wall panelling.

Bedroom Three 6'7" x 10'8"

UPVC window, radiator.

Bathroom

Four-piece suite, LLWC, hand wash basin with vanity unit, bath, double walk-in shower tiled cubicle, radiator, UPVC window.

Kitchen/Breakfast Room 10'8" x 13'11"

Quality fitted wall and base units, single sink, integral dishwasher, fridge freezer, fitted oven and hob with extractor, space washing machine, centre island with breakfast bar, UPVC window, UPVC door, opening to

Lounge/Dining Room 10'10" x 18'1"

UPVC patio doors, radiator.

Outside

Shingle front and side gardens with parking. New patio ideal for alfresco dining, extensive lawned garden, timber sheds, shrubs and plants, enclosed by timber fencing.

Local Authority


Broadland Council - Tax Band C

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(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	

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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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