



**143 Mountbatten Drive | | Norwich | NR6 7PP**

**£450,000**

Gilson Bailey are thrilled to present this beautifully updated and spacious four-bedroom detached house, situated on a desirable corner plot in the highly sought-after suburb of Sprowston. Designed with modern family living in mind, this light-filled home offers a perfect blend of comfort and practicality.

The ground floor features a welcoming entrance hall, a bright dual-aspect lounge, a dedicated dining room, a high-quality, modern, very recently fitted kitchen, a utility room, and a convenient WC. Upstairs, there are four generously sized bedrooms, including the principal bedroom with its recently installed en-suite shower room, alongside a stylish family bathroom accessed from the landing.

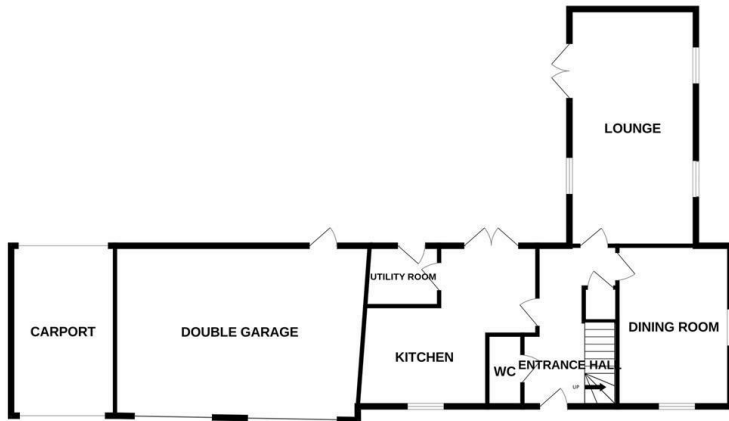
Outside, this property continues to impress. The front provides off-road parking, leading to a double garage and a separate carport, while the rear boasts a beautifully landscaped garden complete with an extended patio area, ideal for entertaining or relaxing in privacy.

Additional enhancements include a recently installed gas boiler and water tank, a Hive wireless thermostat system, new thermostatic radiator valves, a water softener, newly fitted carpets, intruder alarm and bespoke made-to-measure blinds and curtains. The property has also been professionally redecorated throughout, ensuring a fresh and stylish finish.

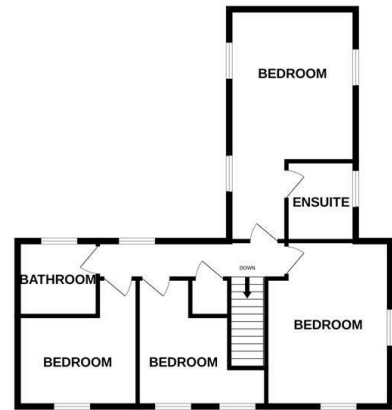
This modernised, move-in-ready home is perfectly suited for families seeking space, quality, and an excellent location. Early viewing is strongly advised to fully appreciate all this wonderful property has to offer!



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.  
Made with Metropix ©2024

### 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 are 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, dining room, kitchen, WC, large under stairs cupboard, Karndean flooring and stairs to first floor.

#### Lounge 21'7" x 11'6"

Three double glazed windows, patio doors, two radiators.

#### Dining Room 14'7" x 10'4"

Two double glazed windows, radiator.

#### Kitchen 15'3" x 14'7"

High quality fitted wall and base units with worktops over, sink and drainer, fitted Neff hob with extractor over, Neff oven and combination microwave oven, space for American style fridge/freezer and dishwasher, double glazed window, patio doors, radiator, Karndean flooring.

#### Utility Room 6'4" x 5'4"

Fitted base units with worktops over, sink and drainer, space for washing machine, door to rear garden, Karndean flooring.

#### WC 6'3" x 2'11"

New low level WC, hand wash basin radiator, extractor fan, Karndean flooring.

#### First Floor Landing

Doors to four bedrooms, bathroom and airing cupboard.

#### Bedroom One 14'1" x 11'6"

Three double glazed windows, radiator, built in wardrobes.

#### En-Suite 7'2" x 6'4"

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

#### Bedroom Two 14'7" x 10'3"

Two double glazed windows, radiator.

#### Bedroom Three 10'1" x 7'4"

Double glazed window, radiator.

#### Bedroom Four 11'5" x 8'2"

Two double glazed windows, radiator.

#### Bathroom 6'11" x 6'11"

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

#### Outside Front

Mature shrubs and hedging surround the property and off road parking in front of the garage.

#### Outside Rear

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

#### Double Garage 23'3" x 16'6"

With power, lighting and ample storage space.

#### Carport

Off road parking for one car and gates leading to the rear garden providing further potential parking.

#### Local Authority

Broadland District Council, Tax Band E.

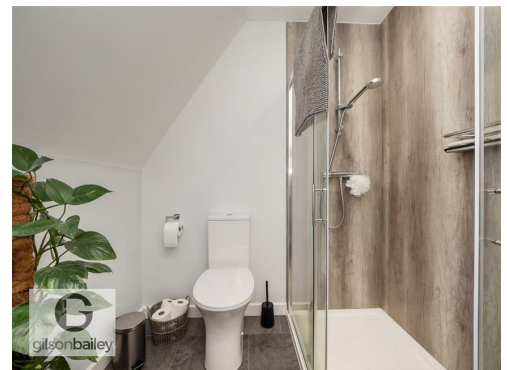
#### Tenure

Freehold


#### Utilities

Ultrafast full fibre broadband available.  
Mains gas, water and electric.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	

#### Local Authority

Broadland District Council, Tax Band E

#### 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.

<https://www.gilsonbailey.co.uk>  
01603764444