

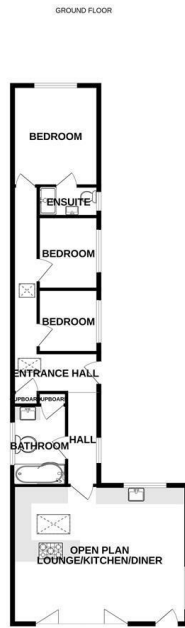


1a Rimington Road | | Norwich | NR7 8EB

Offers In Excess Of £335,000

**** INDIVIDUALLY BUILT DETACHED BUNGALOW WITH NO ONWARD CHAIN****
 Gilson Bailey are delighted to offer this WELL PRESENTED, MODERN, THREE BEDROOM, DETACHED BUNGALOW built in 2015 in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, open lounge/kitchen/diner, THREE BEDROOMS and a bathroom with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a front driveway providing ample off road parking and to the rear there is an enclosed, lawned garden with patio seating area. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a great family home so be quick to book a viewing to appreciate the size and plot on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details 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 accuracy, validity and applicability of this plan are not guaranteed and no guarantee is given to their accuracy or efficiency may be given. Made with Metaphor 12/2019

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/diner, three bedrooms and bathroom.

Open Plan Lounge/Kitchen/Diner 21'8" x 17'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and double oven, integrated dishwasher, space for fridge/freezer and washing machine, bi-fold patio doors, double glazed window, Velux window, radiator.

Bedroom One 13'0" x 13'0"

Double glazed window, radiator.

En-Suite 9'8" x 3'1"

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

Bedroom Two 9'6" x 8'0"

Double glazed window, radiator.

Bedroom Three 9'6" x 7'8"

Double glazed window, radiator.

Bathroom 9'1" x 5'9"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed windows.

Outside Front

Large driveway providing ample off road parking with a path leading to front door.

Outside Rear

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

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold


Utilities

Full fibre broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(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	

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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