



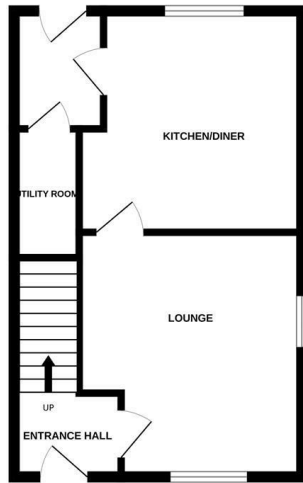
14 Starlings Way | Great Witchingham | Norwich

Guide Price £250,000

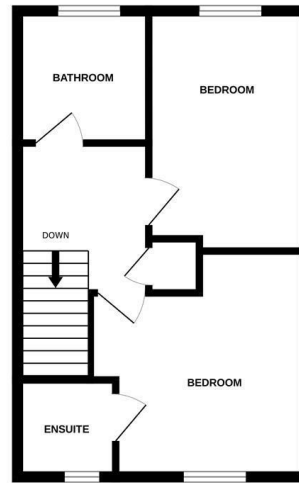
****GUIDE PRICE £250,000 - £260,000 MODERN SEMI DETACHED TUCKED AWAY IN A QUIET CUL-DE-SAC**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, SEMI DETACHED HOUSE situated in the sought after village of Lenwade. Accommodation comprising entrance hall, lounge, kitchen/diner and utility to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a LARGE DRIVEWAY providing ample of parking and to the rear there is a mature, enclosed rear garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase so be quick to book a viewing.



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 i2025

Location

Lenwade enjoys a good selection of local amenities including local pub, post office, shop, doctor's surgery and primary school with a further range of facilities in the neighbouring village of Taverham. There is also ease of access to the NDR and Marriot's Way for countryside walks.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 13' x 12'

Two double glazed windows, radiator.

Kitchen/Diner 11'8 x 11'8

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and dishwasher, double glazed window, radiator.

Utility

Space for washing machine.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 12'4 x 12'2

Double glazed window, radiator.

En-Suite 6'9 x 4'2

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

Bedroom Two 12'4 x 8'8

Double glazed window, radiator.

Bathroom 7 x 6'1

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

Outside Front

Lawned garden and large driveway providing ample off road parking.

Outside Rear

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

Local Authority

Broadland District Council, Tax Band B.


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 | | 91 |
| (81-91) B | 79 | |
| (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 B

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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