

Head Office 32 Prince of Wales Rd, Norfolk NR1 1LG 01603764444 | sales@gilsonbailey.co.uk

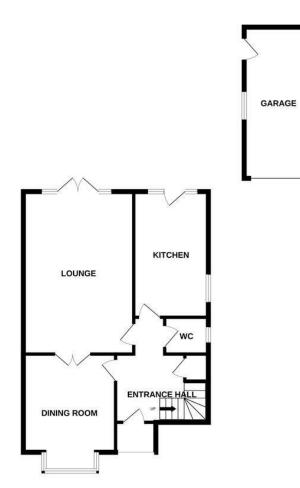
GROUND FLOOR

1ST FLOOR

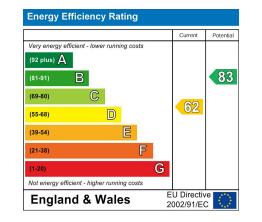
BEDROOM

BEDROOM

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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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140 Wroxham Road I I Norwich I NR7 8EZ

# Guide Price £430,000

GUIDE PRICE: £430,000 - £450,000 \*\*STUNNING DETACHED HOUSE ON A HIGHLY REQUESTED ROAD\*\* Gilson Bailey are delighted to offer this IMMACULATE, THREE BEDROOM, DETACHED HOUSE situated in the sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, dining room, kitchen and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a LARGE FRONT DRIVEWAY providing ample off road parking that leads to a SINGLE DETACHED GARAGE. To the rear there is a PRIVATE and WELL MAINTAINED REAR GARDEN ideal for entertaining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a fantastic family home so be quick to book a viewing to appreciate the size, quality and location on offer.





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## 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, dining room, kitchen, WC and stairs to first floor.

## Lounge 19'3" x 13'1"

Patio doors, radiator, double doors to dining room.

## Kitchen 14'10" x 8'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, three double glazed windows, radiator, door to rear.

Dining Room 13'10" x 11'0" Double glazed window, radiator.

## WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing Doors to three bedrooms and bathroom.

Bedroom One 13'11" x 10'5" Double glazed window, radiator, built in wardrobes.

Bedroom Two 11'6" x 10'11" Double glazed window, radiator.

Bedroom Three 10'2" x 7'0" Double glazed window, radiator.

Bathroom 6'8" x 6'4" Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front Large shingled driveway providing ample off road parking.

## **Outside Rear**

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









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Garage 18'1" x 8'0" With power and lighting.

Local Authority Broadland District Council, Tax Band D.

Tenure Freehold

Utilities Full fibre broadband available. Mains water and electric.

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