



51 Cozens-Hardy Road | | NORWICH | NR7 8QG

Offers In Excess Of £335,000

****EXTENDED SEMI DETACHED HOUSE WITH PLANNING PERMISSION FOR A DOUBLE STOREY EXTENSION**** Gilson Bailey are delighted to offer with NO ONWARD CHAIN this STUNNING, EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Sprowston. Accommodation comprises entrance hall, lounge, dining room, large modern kitchen and stylish bathroom to the ground floor. On the first floor there are THREE BEDROOMS OFF LANDING with bedroom one having an EN-SUITE WC. Outside there is a FRONT DRIVEWAY providing AMPLE OFF ROAD PARKING and to the rear there is a LARGE GARDEN mainly laid to lawn with a patio seating area and access to a GARAGE and further off road parking. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great family home so be quick to book a viewing to appreciate the size, quality and location on offer.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, sections, 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 various options and appliances shown have not been visited and no guarantee as to their availability or efficiency can be given.
Made with Hoxpox 12/2021

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

Door to lounge and stairs to first floor.

Lounge 17'2" x 12'7"

Double glazed window, radiator, wood burner.

Dining Room 16'4" x 9'8"

Double glazed window, radiator, storage cupboard.

Kitchen 18'3" x 11'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, space for washing machine, two double glazed windows, radiator, French doors.

Bathroom 10'0" x 6'0"

Rolltop bath, shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms.

Bedroom One 12'11" x 11'3"

Double glazed window, radiator.

WC

Low level WC, hand wash basin.

Bedroom Two 9'9" x 7'8"

Double glazed window, radiator.

Bedroom Three 8'1" x 6'4"

Double glazed window, radiator.

Outside Front

Large driveway providing off road parking and side gate access.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, enclosed by timber fencing with rear access to garage with further parking in front.

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		82
(69-80) C	67	
(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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