



48 Cozens-Hardy Road | | Norwich | NR7 8QG

£315,000

****EXTENDED SEMI DETACHED HOUSE WITH A LARGE OUTBUILDING PROVIDING MULTIPLE USES**** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, kitchen/diner and bathroom to the ground floor. On the first floor there are THREE BEDROOMS OFF LANDING. Outside there is a SHINGLED DRIVEWAY to the front providing ample off road parking and to the rear there is a LARGE GARDEN with an OUTBUILDING with power, lighting and WC. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make an excellent family home so be quick to book a viewing.





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.

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 17'3" x 12'10"

Double glazed window, radiator.

Kitchen/Diner 16'3" x 9'7"

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

Bathroom 9'0" x 4'11"

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

First Floor Landing

Doors to three bedrooms.

Bedroom One 13'0" x 11'5"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 9'8" x 7'9"

Double glazed window, radiator.

Bedroom Three 8'1" x 6'3"

Double glazed window, radiator.

Outside Front

Large shingled driveway providing ample off road parking.

Outside Rear

Paved, shingled and lawned garden, enclosed by timber fencing with side gate access.

Outbuilding 18'8" x 15'5"

With power, lighting and WC.

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		86
(69-80) C	71	
(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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