



44 Blue Boar Lane | Sprowston | Norwich | NR7 8RS

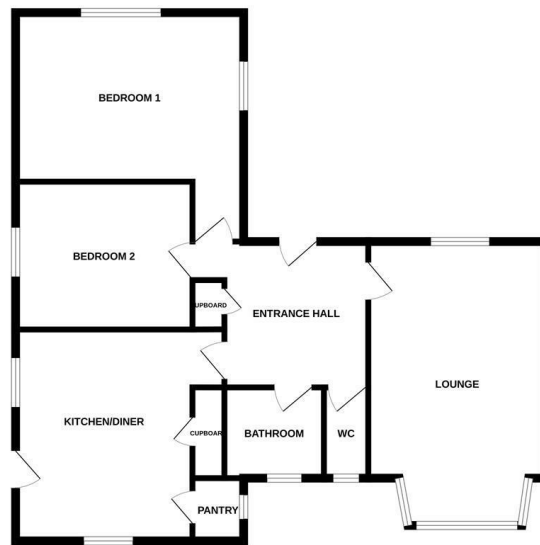
Guide Price £325,000

****GUIDE PRICE £325,000-£350,000 - SPACIOUS DETACHED BUNGALOW WITH FANTASTIC POTENTIAL****

This two-bedroom detached bungalow is situated on a generous plot, offering an excellent opportunity for those looking to create their ideal home. The accommodation comprises an entrance hall providing access to a bright and airy lounge, a well-proportioned kitchen/diner with ample storage and workspace, two spacious bedrooms, a bathroom, and a separate WC. Outside, the property boasts a large front lawned garden with a driveway offering ample off-road parking, leading to a single garage. The rear garden features a mix of lawn, patio, and a shingle area, along with a timber shed and access to the garage, all enclosed by timber fencing. With gas central heating and double glazing throughout, this bungalow presents a fantastic opportunity for renovation and improvement. Early viewing is highly recommended to fully appreciate the potential on offer.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, dimensions, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with any other information provided. The services, systems and equipment shown have not been tested and no guarantee is given to their operating efficiency can be given. Made with Terraplan 12.0.0.

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

Door to

Entrance Hall

Doors to Lounge, Bedrooms One, Two, Kitchen/Diner Bathroom and WC.

Lounge 19'9" into bay x 12'0"

UPVC windows to front and rear, two radiators.

Kitchen/Diner 14'4" x 11'11"

UPVC windows to rear and side, wall and base units, single sink and drainer, space for washing machine, cooker, fridge freeze, door to pantry housing gas boiler.

Bedroom One 15'11" x 11'3"

UPVC window, radiator.

Bedroom Two 12'1" x 9'11"

UPVC window, radiator.

Bathroom

Bath with shower over, radiator, frosted UPVC window, hand wash basin.

WC

Low level WC, radiator.

Outside

Large front Lawned garden, driveway with parking leading to garage. To the rear is a brick weave patio, lawned garden, shingle area, timber shed, door to garage, enclosed by timber fencing.

Tenure


Freehold

Local Authority

Broadland District Council - Tax Band C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	65	
(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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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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