

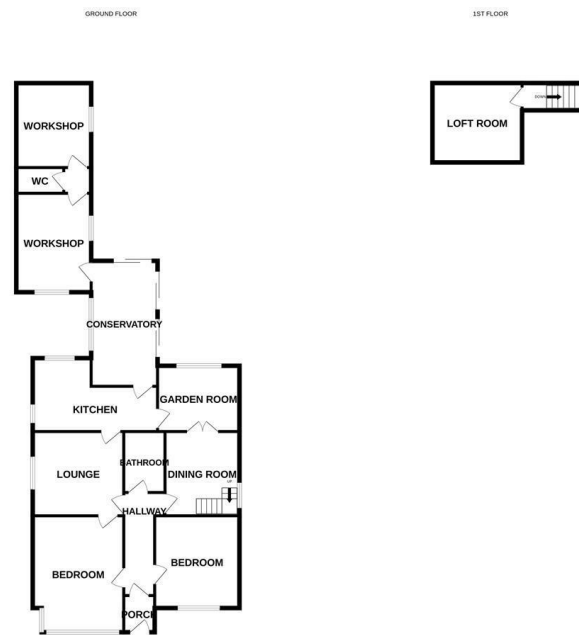


**11 Blenheim Close | Sprowston | Norwich | NR7 8AN**

**Guide Price £300,000**

**\*\*GUIDE PRICE £300,000 - £325,000\*\* EXTENDED DETACHED BUNGALOW WITH LARGE OUTBUILDINGS PROVIDING MULTIPLE USES\*\*** Gilson Bailey are delighted to offer this SPACIOUS, EXTENDED, TWO BEDROOM, DETACHED BUNGALOW situated in a quiet cul-de-sac in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, TWO BEDROOMS, lounge, dining room, kitchen, bathroom, garden room and conservatory to the ground floor. On the first floor there is a CONVERTED LOFT ROOM. Outside there is a front driveway providing off road parking and to the rear there is a large garden with a large outbuilding currently used as two workshops and a WC. The bungalow benefits from NO ONWARD CHAIN but is in need of modernisation throughout. The property would make an excellent project so be quick to book a viewing to appreciate the potential on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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.  
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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 two bedrooms, lounge, dining room and bathroom.

Bedroom One 15'1" x 10'11"

Double glazed window.

Bedroom Two 11'11" x 10'11"

Double glazed window.

Lounge 11'0" x 10'11"

Double glazed window.

Dining Room 11'0" x 9'11"

Stairs to first floor, double doors.

Kitchen 16'3" x 9'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, two double glazed windows.

Bathroom 7'8" x 6'1"

Panelled bath with shower over, low level WC, hand wash basin.

Garden Room 11'11" x 8'6"

Double glazed window.

Conservatory 16'5" x 8'7"

Sliding patio doors to garden and door to workshop.

## Outside Front

Driveway providing off road parking.

## Outside Rear

Large lawned garden, mature plants, shrubs and trees.

Workshop 12'10" x 9'9"

Workshop 11'1" x 9'6"

## WC

Low level WC, hand wash basin.

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>33</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Local Authority

Broadland District Council, Tax Band C

#### 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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