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**300 Blue Boar Lane | Sprowston | Norwich | NR7 8RZ**

**£350,000**

**\*\*GUIDE PRICE: £350,000 TO £375,000 EXTENDED SEMI DETACHED HOUSE BACKING ONTO WOODLAND\*\*** 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, dining room, kitchen/breakfast room, utility room and shower room 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 and to the rear there is a PRIVATE GARDEN with a CONVERTED GARAGE PROVIDING MULTIPLE USES. 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.

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.  
Made with Metaplan (2020)

## 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, utility room and stairs to first floor.

### Lounge 15'8" x 11'8"

Double glazed windows, radiator.

### Dining Room 11'10" x 9'3"

Radiator.

### Kitchen/Breakfast Room 17'11" x 7'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob, space for washing machine and dishwasher, double glazed window, patio doors, radiator.

### Utility Room 11'9" x 6'2"

Fitted wall and base units with worktops over, fitted oven, space for fridge/freezer.

### Shower Room 9'1" x 2'10"

Shower cubicle, low level WC, hand wash basin, radiator.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 15'9" x 11'3"

Double glazed windows, radiator.

### Bedroom Two 11'10" x 11'1"

Double glazed window, radiator, built in wardrobes.

### Bedroom Three 9'5" x 7'5"

Double glazed window, radiator.

### Bathroom 8'3" x 7'4"

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

## Outside Front

Large driveway providing off road parking.

## Outside Rear

Large paved garden, mature plants and shrubs, storage sheds, enclosed by timber fencing.

## Outside Studio 16'0" x 7'8"

With power and lighting.

## 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	

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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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