

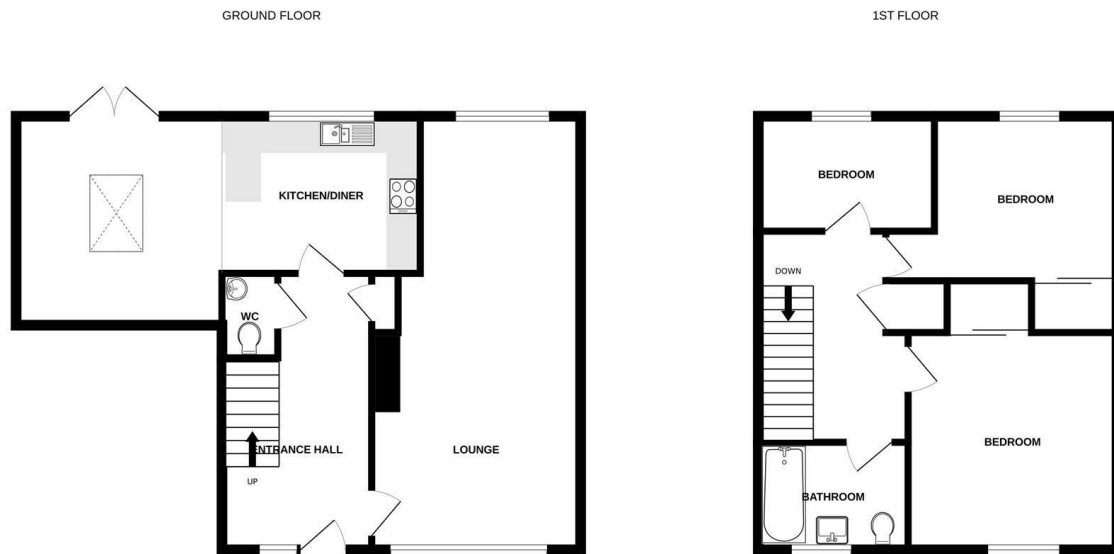


27 Archer Close | | Sprowston | NR6 7PD

Guide Price £350,000

****GUIDE PRICE £350,000 - £380,000 HIGH QUALITY RENOVATED DETACHED HOUSE WITH A STUNNING KITCHEN/DINER**** Gilson Bailey are delighted to offer this LUXURIOUS, EXTENDED, THREE BEDROOM, DETACHED HOUSE situated in a peaceful cul-de-sac location in the highly sought after suburb of Sprowston and on the border of Old Catton. Accommodation comprising entrance hall, lounge, modern kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS and a family bathroom of landing. Outside there is FRONT DRIVEWAY providing ample off road parking leading to a SINGLE GARAGE. To the rear there is a good sized, SOUTH FACING rear garden ideal for entertaining. The house benefits from double glazing, gas heating and has been renovated to a very high standard by the current vendors. The property makes a great 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.
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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 lounge, kitchen/diner, WC and stairs to first floor.

WC

Low level WC, hand wash basin.

Lounge 23'11" x 12'2"

Two double glazed windows, two radiators.

Kitchen/Diner 22'4" x 11'6"

Quality fitted wall and base units with worktops over, sink and drainer, fitted oven, integrated fridge/freezer, washing machine, dishwasher, wine cooler, patio doors, double glazed window, roof skylight, radiator.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'2" x 11'4"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'6" x 9'10"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'9" x 6'11"

Double glazed window, radiator.

Bathroom 6'3" x 5'4"

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

Front Garden

Lawned garden and large brick weave driveway providing ample off road parking.

Garage

Single garage with up and over door, power and light connected.

Rear Garden

Patio seating area, large lawned garden, enclosed by fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

Ultrafast 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		83
(69-80) C	69	
(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 	

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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