

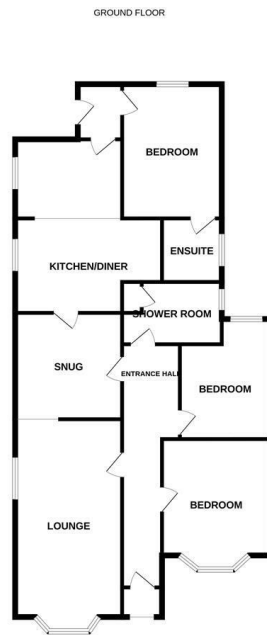


205 North Walsham Road | Sprowston | Norwich

Guide Price £415,000

**** GUIDE PRICE - £415,000 TO £425,000 DETACHED BUNGALOW WITH A BEAUTIFUL PRIVATE REAR GARDEN**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, DETACHED BUNGALOW situated down a private drive in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, spacious dual aspect lounge with an adjoining snug, kitchen/diner, THREE BEDROOMS and a shower room with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a FRONT DRIVEWAY providing ample off road parking and to the rear there is a SECLUDED AND WELL MAINTAINED GARDEN ideal for entertaining or relaxing. The bungalow benefits from double glazing, gas heating and is in excellent condition throughout. The property would make an excellent downsize or family home so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details 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 for any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with Metaplan 12/2019

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, snug, two bedrooms and shower room.

Lounge 21'9" x 11'0"

Two double glazed windows, radiator.

Snug 11'10" x 10'11"

Double glazed window, radiator.

Kitchen/Diner 17'10" x 12'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated washing machine, space for fridge/freezer and dishwasher, two double glazed windows, radiator.

Bedroom One 13'8" x 10'2"

Double glazed window, radiator.

En-Suite 6'6" x 6'1"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

Bedroom Two 11'11" x 10'11"

Double glazed window, radiator.

Bedroom Three 12'2" x 9'2"

Double glazed window, radiator.

Shower Room 7'4" x 6'1"

Shower cubicle, low level WC, hand wash basin, airing cupboard, frosted double glazed window.

Outside Front

Large driveway providing ample off road parking.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, timber shed, enclosed by fencing and hedging.

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		83
(69-80) C	70	
(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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