



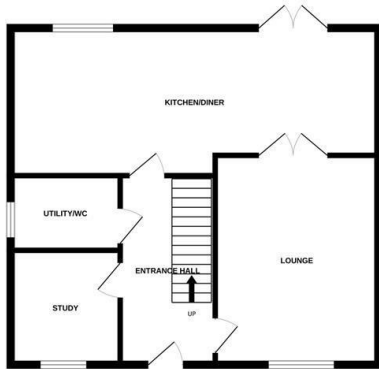
54 Randall Road | Sprowston | Norwich | NR7 8GA

Offers In Excess Of £490,000

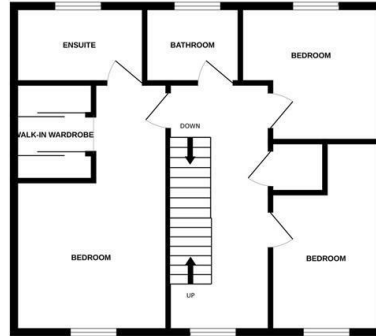
****STUNNING FAMILY HOME WITH A PRIVATE REAR GARDEN**** Gilson Bailey are delighted to offer this INCREDIBLY SPACIOUS, MODERN, FIVE BEDROOM, THREE STOREY, DETACHED HOUSE tucked away on a modern estate in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, open plan kitchen/diner, utility room/WC and study the ground floor. On the first floor there are three bedrooms and a bathroom off landing with bedroom one having an en-suite shower room and a walk-in wardrobe. To the second floor you will find two more bedrooms and a shower room off landing. Outside to the front there is a DRIVEWAY PROVIDING OFF ROAD PARKING that leads to a SINGLE GARAGE and to the rear there is an enclosed rear garden that isn't overlooked. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes the perfect family home so be quick to book a viewing.



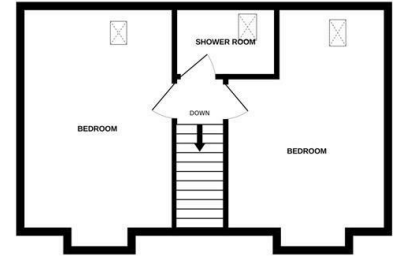
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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, utility/wc, study and stairs to first floor.

Lounge 14'11" x 11'8"

Double glazed window, radiator, double doors to:

Kitchen/Diner 26'5" x 10'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and double oven, integrated fridge/freezer and dishwasher, double glazed window, patio doors, radiator.

Utility/WC 7'10" x 5'5"

Fitted base units with worktops over, hand wash basin, low level WC, integrated washing machine, radiator, frosted double glazed window.

Study 8'0" x 7'10"

Double glazed window, radiator.

First Floor Landing

Doors to three bedrooms, bathroom and stairs to second floor.

Bedroom One 18'8" x 10'11"

Double glazed window, radiator, walk-in wardrobe.

En-Suite 9'5" x 5'10"

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

Bedroom Four 13'1" x 8'0"

Double glazed window, radiator.

Bedroom Five 11'5" x 9'6"

Double glazed window, radiator.

Bathroom 6'9" x 5'6"

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

Second Floor Landing

Doors to two bedrooms and shower room.

Bedroom Two 17'6" x 11'8"

Double glazed window, velux window, radiator.

Bedroom Three 17'6" x 11'1"

Double glazed window, velux window, radiator.

Shower Room 7'5" x 5'2"

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

Outside Front

Driveway providing off road parking leading to a single garage.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, enclosed by brick walling.

Local Authority

Broadland District Council, Tax Band E.

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		93
(81-91) B	86	
(69-80) C		
(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 E

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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