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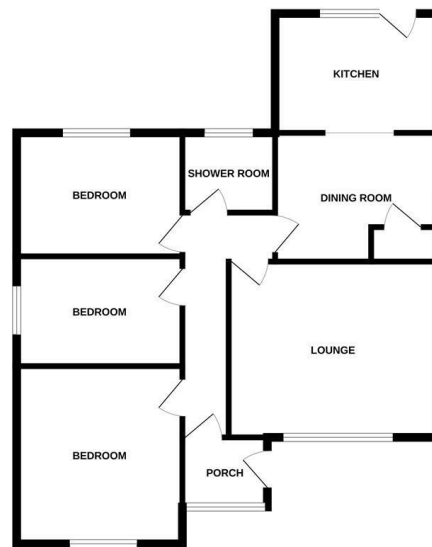
**4 Lindsay Road | Sprowston | Norwich | NR7 8JR**

**£300,000**

**\*\*EXTENDED DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\***  
Gilson Bailey are delighted to offer this EXTENDED, THREE BEDROOM, DETACHED BUNGALOW situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance porch, hallway, lounge, kitchen, dining room, THREE BEDROOMS and a shower room. Outside there is a LARGE DRIVEWAY providing ample off road parking leading to a SINGLE GARAGE and a well maintained, rear garden with a SUMMERHOUSE. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing.

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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual spaces, rooms and any other items are approximate and not necessarily to scale. No responsibility is accepted in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with NetLogo 1.2.0.25

## 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 Porch

Door to:

### Hallway

Doors to lounge, dining room, shower room and three bedrooms.

### Lounge 14'2" x 11'11"

Double glazed window, radiator.

### Kitchen 11'3" x 8'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, door to rear.

### Dining Room 11'1" x 8'9"

Double glazed window, radiator.

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

Double glazed window, radiator.

### Bedroom Two 11'2" x 8'4"

Double glazed window, radiator.

### Bedroom Three 11'2" x 7'6"

Double glazed window, radiator.

### Shower Room 6'3" x 5'4"

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

### Outside Front

Brick weave driveway leading to a carport and single garage.

### Outside Rear

Lawned and paved garden, mature plants and shrubs, enclosed by timber fencing and walling with side gate access.

### 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	

#### 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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