



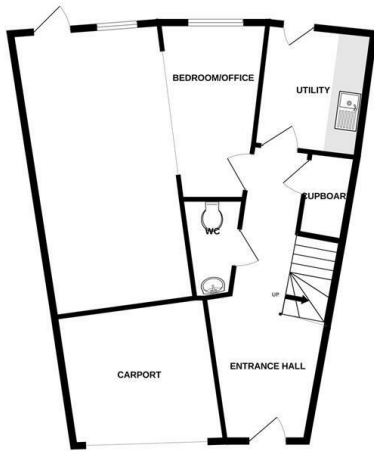
118 Mountbatten Drive | | Sprowston | NR6 7PP

Guide Price £325,000

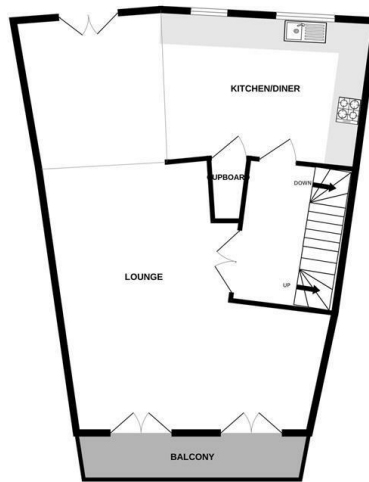
****GUIDE PRICE £325,000 - £350,000 STUNNING MODERN TOWNHOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this BEAUTIFULLY PRESENTED, FOUR BEDROOM, THREE STOREY, END TOWNHOUSE situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, spacious bedroom/office (formerly the garage), utility room and WC to the ground floor. On the first floor there is a lovely, open plan modern lounge/kitchen/diner with doors leading out to the BALCONY and to the second floor there are three bedrooms and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a CARPORT to the front providing off road parking and to the rear there is WONDERFUL LANDSCAPED GARDEN with side gate access. The townhouse benefits from double glazing, gas heating, NO ONWARD CHAIN and is in excellent condition throughout. The property would make a great family home so be quick to book a viewing.



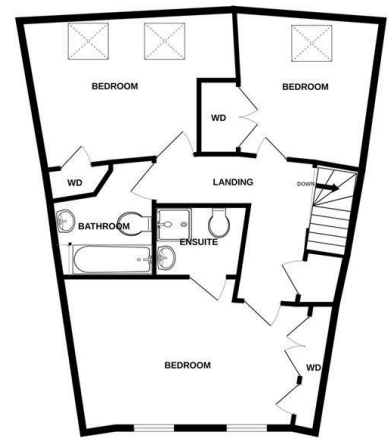
GROUND FLOOR



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 bedroom/office, utility room, WC and stairs to first floor.

Bedroom/Office 17'11" x 15'2"

Double glazed window, door to rear, two radiators, bespoke fitted bookshelves and storage units.

Utility Room 6'11" x 6'0"

Fitted base units with worktops over, sink and drainer, space for washing machine, radiator, door to rear.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to kitchen/diner, lounge and stairs to second floor.

Kitchen/Diner 21'7" x 9'1"

Fitted wall and base units with worktops over, sink and drainer, Range cooker with extractor over, integrated dishwasher, space fridge/freezer, double glazed window, patio doors to Juliet balcony, two radiators, storage cupboard.

Lounge 17'7" x 7'8"

Two sets of double doors leading to balcony.

Second Floor Landing

Doors to three bedrooms and bathroom, airing cupboard.

Bedroom One 14'2" x 10'2"

Two double glazed windows, radiator, built in wardrobes.

En-Suite

Shower cubicle, low level WC, hand wash basin, heated towel rail, vanity unit, extractor fan.

Bedroom Two 10'11" x 8'11"

Two velux windows, radiator, built in wardrobe.

Bedroom Three 8'9" x 8'0"

Velux window, radiator, built in wardrobe.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

Outside Front

Brick weave driveway and carport providing off road parking.

Outside Rear

Raised decking area, patio, shed, raised beds, pebble paths, wiring for lighting, enclosed by walling and fencing with side gate access.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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 D

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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