



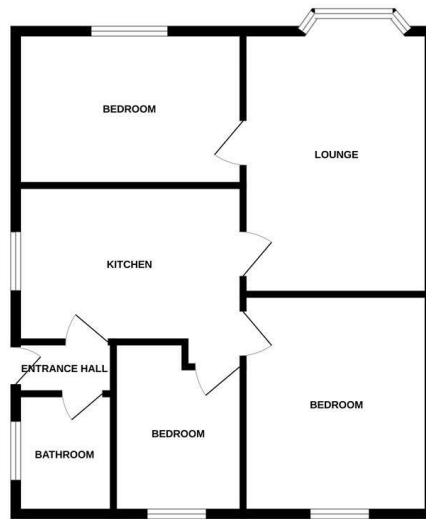
**3 Linacre Avenue | | Norwich | NR7 8PE**

**Guide Price £260,000**

**\*\*GUIDE PRICE £260,000 - £270,000\*\*** Gilson Bailey are delighted to present this stunning three-bedroom semi-detached bungalow, beautifully renovated and occupying a generous corner plot in the highly sought-after suburb of Sprowston. Finished to a high standard throughout, the property offers a welcoming entrance hall, stylish modern kitchen, contemporary bathroom, spacious lounge and three versatile bedrooms. Outside, the home continues to impress with a shingled driveway providing ample off-road parking, a single garage, and attractive lawned gardens to the side and rear. Benefiting from gas central heating, double glazing and offered with no onward chain, this turn-key bungalow is ready to move straight into and will appeal to a wide range of buyers – early viewing is strongly advised.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The layout, fixtures and appliances shown here are not intended as a guarantee as to their operation or efficiency can be given. Made with Metaphor (2020)

### 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 kitchen and bathroom.

#### Kitchen 12'9" x 7'1"

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

#### Lounge 14'9" x 10'6"

Double glazed window, radiator.

#### Bathroom 6'11" x 5'6"

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

#### Bedroom One 12'9"x 8'9"

Double glazed window, radiator.

#### Bedroom Two 11'10" x 10'6"

Double glazed window, radiator.

#### Bedroom Three 9'1" x 7'3"

Double glazed window, radiator.

### Outside Front

Shingled driveway providing off road parking and a lawned garden to the side.

### Outside Rear

Lawned garden and a detached garage.

### 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>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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.

<https://www.gilsonbailey.co.uk>  
01603764444