



**5 Rimington Road | Sprowston | Norwich | NR7 8EB**

## Price Guide £310,000

**\*\*PRICE GUIDE £310,000 - £320,000\*\***

**\*\*MUST VIEW EXTENDED FOUR BED SEMI \*\*** Gilson Bailey are delighted to offer this spacious and extended four-bedroom semi-detached family home, ideally located in the highly sought-after suburb of Sprowston. The versatile accommodation includes an entrance hall, lounge, dining room, kitchen, family room, shower room and conservatory on the ground floor, while upstairs offers three bedrooms off landing with a fourth bedroom accessed from bedroom three. Outside, the property boasts a large driveway providing ample off-road parking, a single garage and a generous, mature rear garden with extensive paving. Benefiting from gas central heating, double glazing and offered with no onward chain, this well-proportioned home represents a fantastic opportunity for families seeking space, convenience and potential – early viewing is strongly advised.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items 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 layout, materials and appliances shown here are not intended and no guarantee as to their quantity or efficiency can be given. Made with Metaphor 12/2014

## 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

Door to family room and stairs to first floor.

### Family Room 14'1" x 9'10"

Double glazed window, radiator.

### Lounge 13'5" x 10'10"

Radiator, storage cupboard.

### Dining Room 10'0" x 9'9"

Patio doors, radiator.

### Kitchen 14'0" x 5'10"

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

### Shower Room 6'11" x 6'5"

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

### Conservatory 11'2" x 9'10"

Double glazed construction patio doors to garden.

## First Floor Landing

Doors to three bedrooms.

### Bedroom One 12'10" x 9'11"

Double glazed window, radiator, built in wardrobes.

### Bedroom Two 13'5" x 9'5"

Double glazed window, radiator, built in wardrobes.

### Bedroom Three 10'0" x 7'5"

Double glazed window, radiator.

### Bedroom Four 10'0" x 6'4"

Double glazed window, radiator.

## Outside Front

Large brick weave driveway providing off road parking leading to single garage.

## Outside Rear

Large paved garden, mature plants and shrubs, timber shed, greenhouse, enclosed by timber fencing.

## 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>                            | 69                         | 78                                                                                  |
| (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<br>2002/91/EC |  |

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Broadland District Council, Tax Band C

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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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