



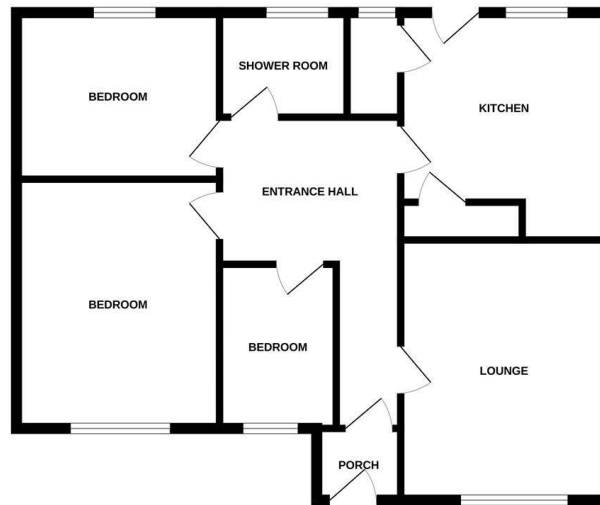
**52 Colindeep Lane | | Norwich | NR7 8EQ**

**Guide Price £270,000**

**\*\*GUIDE PRICE £270,000 - £280,000\*\*** Nestled in the ever-popular suburb of Sprowston, this well-presented three-bedroom semi-detached bungalow enjoys an enviable position close to a wealth of local amenities, schools, shops and excellent transport links into Norwich City Centre. The property offers light and versatile accommodation including a welcoming entrance hall, a comfortable lounge, a fitted kitchen, a modern shower room and three bedrooms which lend themselves perfectly to family living, a guest room or even a home office. Outside, the bungalow continues to impress with a lawned front garden and driveway providing off-road parking, while to the rear lies a large, private garden laid mainly to lawn, offering the ideal setting for outdoor dining, entertaining or simply relaxing in the sunshine. Additional benefits include double glazing throughout, gas central heating and the property being offered with no onward chain, making it ready for immediate occupation. Perfect as a first-time purchase, a downsizing opportunity or a buy-to-let investment, this delightful home combines space, practicality and location, and early viewing is strongly recommended to appreciate all it has to offer.



## 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 or omission of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not tested and no guarantee as to their condition or efficacy 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 Porch

Door to:

#### Entrance Hall

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

#### Lounge 13'10" x 10'11"

Double glazed window, radiator.

#### Kitchen 12'5" x 10'9"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window, radiator, rear door.

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

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

#### Bedroom One 13'3" x 10'10"

Double glazed window, radiator.

#### Bedroom Two 10'9" x 8'10"

Double glazed window, radiator.

#### Bedroom Three 8'8" x 6'3"

Double glazed window, radiator.

### Outside Front

Lawned garden and a driveway providing off road parking.

### Outside Rear

Large lawned garden, mature shrubs and trees, greenhouse, enclosed by timber fencing.

### Local Authority

Broadland District Council, Tax Band C.

### Tenure


Freehold

### Utilities

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



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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