



**58 Blenheim Road | | Norwich | NR7 8AJ**

**£260,000**

**\*\*EXTENDED SEMI DETACHED HOUSE WITH A LARGE GARDEN AND OFF ROAD PARKING\*\*** Gilson Bailey are delighted to present this beautifully renovated and extended two-bedroom semi-detached home, ideally located in the highly sought-after suburb of Sprowston. The ground floor offers a bright lounge, a separate dining room, a sleek modern fitted kitchen, and a stylish bathroom. Upstairs, the property provides two generously sized double bedrooms off the landing.

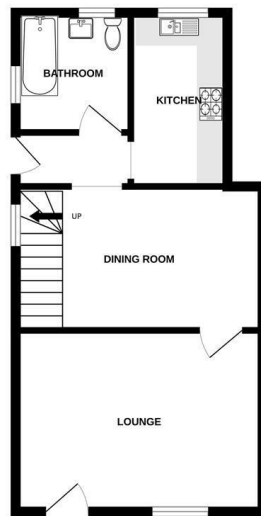
Outside, the home is equally impressive, with a lawned front garden and a shingled driveway offering ample off-road parking. To the rear, a large and mature garden provides the perfect outdoor retreat, complete with a garage, patio, and timber decking seating areas—ideal for relaxing or entertaining. Further benefits include double glazing, gas central heating, and the property has been upgraded to a very high standard throughout by the current vendors.

Perfect as a first-time purchase, this stunning home combines modern comfort with generous outdoor space in a desirable location. Early viewing is strongly recommended.

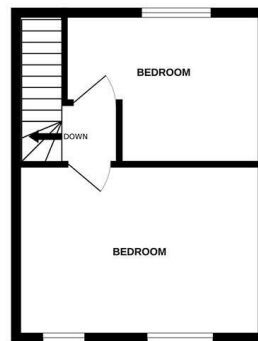




GROUND FLOOR



1ST 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 mis-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 operation or efficiency can be given. Made with Hectagon i2020.

## 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:

### Lounge 14'6" x 10'7"

Double glazed window, radiator.

### Dining Room 14'8" x 8'6"

Double glazed window, radiator, stairs to first floor, cupboard housing washing machine.

### Kitchen 10'3" x 5'10"

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

### Bathroom 6'11" x 6'9"

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

## First Floor Landing

Doors to two bedrooms.

### Bedroom One 14'9" x 10'4"

Two double glazed windows, radiator.

### Bedroom Two 11'8" x 9'3"

Double glazed window, radiator, built in cupboards.

## Outside Front

Lawned garden with mature plants and shrubs, large shingled driveway providing off road parking.

## Outside Rear

Patio area and timber decking seating area, large lawned garden, mature plants and shrubs, BBQ area, garage, enclosed by hedging and fencing.

## Local Authority

Broadland District Council, Tax Band B.

## 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>78</b>
(55-68) <b>D</b>	<b>64</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 B

### 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