



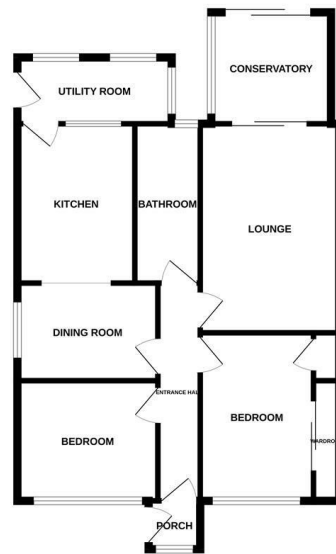
36 Cere Road | | Sprowston | NR7 8JU

Price Guide £270,000

****EXTENDED AND RENOVATED BUNGALOW**** Gilson Bailey are delighted to present this beautifully extended two-bedroom semi-detached bungalow, ideally located in the highly sought-after suburb of Sprowston. The property offers light and versatile accommodation including an entrance porch and hall, two bedrooms, a spacious lounge, separate dining room, modern kitchen, newly fitted bathroom, utility room and a bright conservatory. Outside, a generous driveway provides ample off-road parking and leads to a single garage with power and lighting, while the low-maintenance, paved rear garden offers a private and enclosed space to relax. Finished to an excellent standard throughout with double glazing and electric heating, this stylish home is perfect for first-time buyers, downsizers or those seeking single-storey living in a prime location—early viewing is highly recommended.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other details 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 by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given.
Made with Metaphor 12/2016

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

With door to:

Entrance Hall

With doors to both bedrooms, lounge, bathroom and dining room.

Bedroom One 10'0" x 8'6"

Double glazed window to front, electric heater.

Bedroom Two 11'11" x 7'9"

Double glazed window to front, electric heater, built-in wardrobes.

Lounge 14'11" x 9'10"

Sliding patio doors to rear, gas fireplace.

Dining Room 10'0" x 6'11"

Double glazed window to side, electric heater.

Kitchen 10'11" x 8'3"

Fitted wall and base units with work tops over, sink and drainer, space for cooker and fridge, integrated dishwasher, single glazed window to rear, door to rear.

Bathroom 7'9" x 4'7"

Panelled bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window to rear.

Utility Room 11'5" x 4'8"

Space for washing machine, tumble dryer, fridge/freezer, single glazed window to rear.

Conservatory 9'1" x 8'11"

Sliding patio doors to rear, double glazed window to side.

Outside Front

Large driveway for ample off-road parking and leading to:

Single Garage

With up and over door, power and lighting.

Outside Rear

Paved garden with patio seating area, enclosed by timber fencing with side gate access.

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) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	46	
(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 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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