



7 Dovedales Court | | Norwich | NR6 7PZ

Guide Price £250,000

****GUIDE PRICE £250,000 TO £270,000**EXTENDED AND RENOVATED END TERRACE HOUSE IN A QUIET CUL-DE-SAC WITH A LANDSCAPED REAR GARDEN**** Nestled in a quiet cul-de-sac within the highly sought-after suburb of Sprowston, this extended and beautifully renovated two-bedroom end-terrace home offers stylish, contemporary living in a peaceful setting. Step inside to a welcoming entrance hall leading to a spacious open-plan lounge/diner, a sleek modern kitchen, and a handy utility room – all designed with comfort and practicality in mind. Upstairs, you'll find two generous bedrooms and a stunning newly fitted bathroom off the landing. Outside, the property boasts a driveway providing off-road parking, a single garage, and a large, private landscaped rear garden, perfect for relaxing or entertaining. Finished to an exceptional standard throughout, with gas central heating, a boarded loft and double glazing, this immaculate home is move-in ready – an ideal first-time buy or a perfect place to start your next chapter. Early viewing is highly recommended!





While every effort has been made to ensure the accuracy of the floorplans contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee is given for their operation or efficiency and for green. Made with Metaplan (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 lounge/diner, utility room and stairs to first floor.

Lounge/Diner 24'8" x 12'5"

Patio doors, radiator.

Kitchen 12'4" x 7'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, microwave, space for dishwasher and fridge/freezer, double glazed window, PVC door.

Utility Room 9'6" x 6'8"

Fitted wall and base units with worktops over, space for washing machine, double glazed window, radiator.

First Floor Landing

Doors to two bedrooms and bathroom

Bedroom One 12'5" x 9'11"

Double glazed window, radiator.

Bedroom Two 9'6" x 8'5"

Double glazed window, radiator, storage cupboard.

Bathroom 6'5" x 5'11"

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

Outside Front

Driveway providing off road parking leading to a single garage with electrics.

Outside Rear

Patio seating area, lawned garden, mature trees, enclosed by timber fencing with side access.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Freehold

Utilities

Cable broadband available.

Mains gas, electric and water.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(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 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.

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