







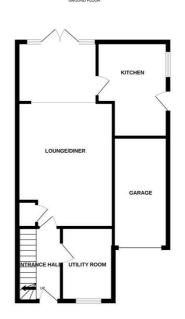
# 7 Dovedales Court I | I Norwich | NR6 7PZ

# 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!



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Whilst every attempt has been made to ensure the accuracy of the floorplain contained here, measurements of doors, wholeves, cooms and any other forms are approximate and no responsibility to blain for any exor, orassison or mis-sciencer. This plain is for illustrative proposes only and flowable busides as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to the children's can be given by the proposed of the children's can be given by the children's can

## 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.

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# **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92 plus) 🛕 B (81-91) 84 69 (55-68) (39-54) (21-38) (1-20) Not energy efficient - higher running costs **EU Directive England & Wales** 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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