



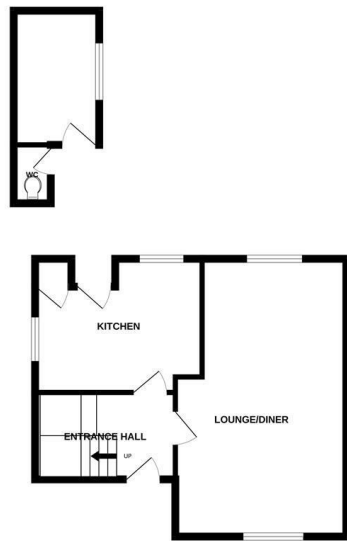
**48 Sandy Lane | | Norwich | NR1 2AB**

**£290,000**

**\*\*LARGE PLOT OFFERING THE POTENTIAL TO EXTEND SUBJECT TO PLANNING\*\*** Gilson Bailey are delighted to offer this well-presented three-bedroom semi-detached house, occupying a spacious corner plot to the south of Norwich. The accommodation comprises an entrance hall, light and airy lounge/diner, and a modern fitted kitchen to the ground floor. On the first floor there are three well-proportioned bedrooms, a contemporary shower room, and a separate WC off the landing. Outside, the property benefits from a driveway providing off-road parking, a lawned rear garden with patio, large summerhouse and an outbuilding providing utility space and a WC, plus an additional side garden offering potential to extend (subject to planning). Further features include double glazing, gas central heating, and the home is presented in excellent condition throughout. Ideally suited to a wide range of buyers, this attractive property combines space, versatility, and superb presentation – early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 operability or efficiency can be given.  
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## Location

Sandy Lane is situated south of the City centre of Norwich in the heart of Lakenham within reasonable distance to a good selection of local amenities including local shop, pubs, supermarket and DIY stores. There are also good public transport links in and out of the City centre and easy access out onto the Southern Bypass.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge/diner, kitchen and stairs to first floor.

### Lounge/Diner 20'11" x 12'9"

Two double glazed windows, two radiators.

### Kitchen 12'6" x 10'0"

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

### First Floor Landing

Doors to three bedrooms, shower room and WC.

### Bedroom One 12'10" x 11'7"

Double glazed window, radiator.

### Bedroom Two 13'0" x 8'10"

Double glazed window, radiator, cupboard.

### Bedroom Three 10'4" x 7'4"

Double glazed window, radiator.

### Shower Room 5'3" x 4'10"

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

### WC

Low level WC, frosted double glazed window.

### Outside Front

Driveway providing off road parking and gate to side lawned garden.

### Outside Rear

Patio area, lawned garden, covered hot tub area, large summerhouse, outbuilding providing multiple uses and outside WC.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold

### Utilities

Full fibre broadband available.  
Mains gas, 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>                            |                            | 80                                                                                  |
| (55-68) <b>D</b>                            | 64                         |                                                                                     |
| (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<br>2002/91/EC |  |

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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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