



44 Linacre Avenue | Sprowston | Norwich | NR7 8PF

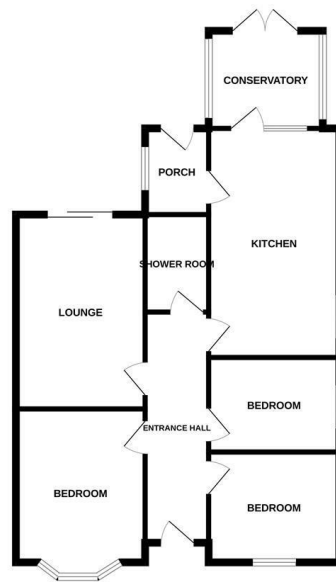
Guide Price £250,000

****GUIDE PRICE £250,000 - £260,000 OFFERED WITH NO ONWARD CHAIN****

Gilson Bailey are delighted to offer this beautifully extended three-bedroom semi-detached bungalow, perfectly positioned in the highly sought-after suburb of Sprowston. Offering versatile living space throughout, the accommodation includes an entrance hall, spacious lounge, kitchen, conservatory overlooking the garden, shower room, and three well-proportioned bedrooms. Outside, the property enjoys a driveway providing ample off-road parking, a garage, and a large, private, mature rear garden—ideal for relaxing or entertaining. Further benefits include gas central heating, double glazing, and the property is offered with no onward chain. Combining generous living space with a fantastic location close to local amenities and transport links, this lovely bungalow would make an excellent first-time purchase, family home, or downsize opportunity. Be quick to book your viewing—homes like this in Sprowston don't stay available for long!



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights 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 for any prospective purchaser. The accuracy, validity and applicability of this plan are not to be relied upon and no guarantee is to be given. Made with Metaphor 12/2018

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, kitchen, shower room and three bedrooms.

Lounge 14'10" x 9'10"

Sliding patio doors, radiator.

Kitchen 17'5" x 8'0"

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

Conservatory 7'4" x 6'10"

Double glazed construction, radiator, doors to garden.

Shower Room 7'6" x 4'10"

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

Bedroom One 12'9" x 9'10"

Double glazed window, radiator.

Bedroom Two 9'11" x 8'5"

Double glazed window, radiator.

Bedroom Three 9'10" x 7'2"

Double glazed window, radiator.

Rear Porch 6'4" x 4'6"

Door to garden.

Outside Front

Driveway providing ample off road parking.

Outside Rear

Single garage, patio seating area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

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) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(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 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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