



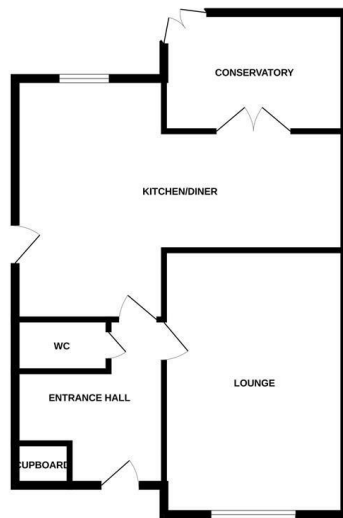
**3 Hall Wood Road | Sprowston | Norwich | NR7 8UL**

**Guide Price £350,000**

**\*\*GUIDE PRICE £350,000 - £360,000, NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this IMMACULATE, THREE DOUBLE BEDROOM, DETACHED HOUSE situated in a quiet-cul-de-sac in the highly sought after suburb of SPROWSTON. Accommodation comprising entrance hall, lounge, kitchen/diner, WC and conservatory to the ground floor. On the first floor there are THREE DOUBLE BEDROOMS with BUILT IN WARDROBES in each bedroom, bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a driveway with OFF ROAD PARKING for 2/3 cars leading to a single GARAGE and an enclosed rear garden. The house benefits from UPVC double glazing, gas heating and UNDER FLOOR HEATING on the ground floor and is presented in good condition throughout. The property makes a great family home so be quick to book a viewing.



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.  
Made with Metropix i5025

## 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

Door to

### Entrance Hall

Doors to Lounge, WC, kitchen/Diner and stairs to first floor.

### Lounge 15'7" x 11'9"

UPVC window, radiator.

### Kitchen/Diner 21'10" x 15'3"

UPVC window, radiator, wall and base units, stainless steel single sink, fitted oven and hob, space for fridge freezer, dishwasher and washing machine, UPVC patio doors to:

### Conservatory 7'10" x 10'11"

UPVC windows, UPVC patio doors to rear.

### WC

Low level WC, hand wash basin, radiator.

### First Floor Landing

Doors to Bedrooms One, Two, Three and Bathroom.

### Bedroom One 10'8" x 12'1"

UPVC window, radiator, built in wardrobe, door to:

## En-Suite

Low level WC, shower cubicle, hand wash basin, UPVC window, radiator.

### Bedroom Two 12'0" x 8'4"

UPVC window, radiator, built in wardrobe.

### Bedroom Three 11'5" x 11'5"

UPVC window, radiator, built in wardrobe.

## Bathroom

Bath with mixer shower, Low level WC, hand wash basin, radiator, UPVC window.

## Outside Front

Driveway with parking for 2/3 cars front garden, door to top Garage.

## Outside Rear

Garden enclosed by brick walling and fencing, door to garage.

## Local Authority

Broadland District Council - Tax Band C

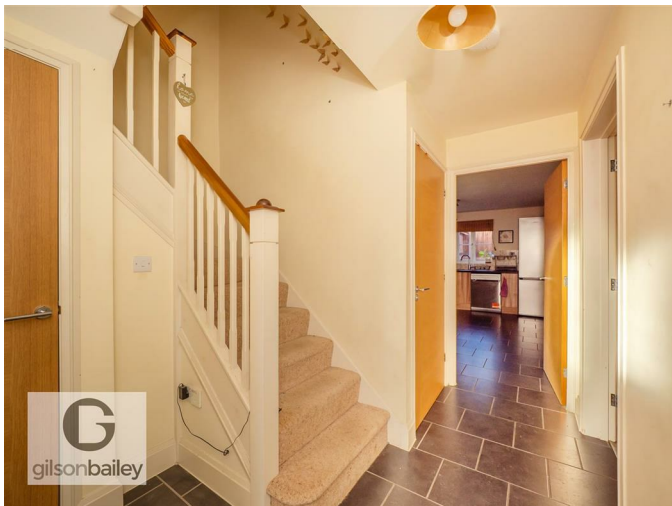
## Tenure

Freehold


## Utilities

Ultrafast 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>		<b>84</b>
(55-68) <b>D</b>	<b>74</b>	
(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 2002/91/EC	

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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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