



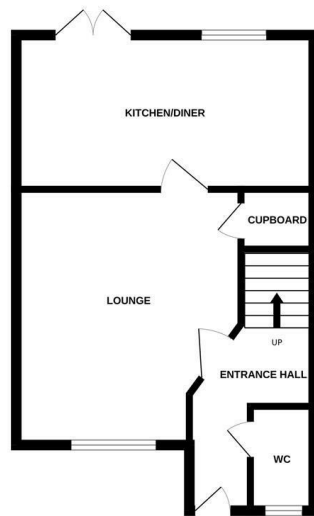
## 3 Avocet Rise | | Sprowston | NR7 8EU

**£275,000**

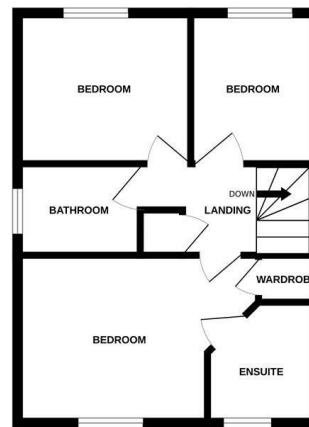
**\*\*MODERN HOME WITH A LARGER THAN AVERAGE GARDEN AND OFF ROAD PARKING\*\*** Gilson Bailey are delighted to offer this 2016-built three-bedroom semi-detached family home, set on a popular modern development in the highly sought-after suburb of Sprowston. Beautifully presented, the property offers an entrance hall, cloakroom, a comfortable lounge and a spacious open-plan kitchen/dining room ideal for family living and entertaining. Upstairs, there are three bedrooms off the landing, including a generous master bedroom with its own en-suite shower room, along with a separate family bathroom. Outside, the home features a small front garden, a driveway providing off-road parking for two cars, and a larger-than-average rear garden for the estate, mainly laid to lawn and perfect for children, pets or outdoor dining. With double glazing, gas central heating and smart décor throughout, this modern home represents an excellent opportunity for families and first-time buyers alike. 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

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 cloakroom and lounge, staircase to first floor.

#### Lounge 14'3" x 12'0"

Double glazed window to front, t.v. point, radiator, storage cupboard, door to:

#### Kitchen/Diner 15'4" x 8'9"

Double glazed window to rear, door to rear garden. Quality fitted wall and base units with work tops over, sink and drainer with mixer tap over, built-in cooker with four ring hob, space for fridge/freezer and washing machine, tiled splash backs.

#### Cloakroom 5'6" x 3'0"

Low level WC, hand wash basin, radiator, frosted double glazed window.

#### First Floor Landing

With doors to all three bedrooms, bathroom, storage cupboard and loft access with pull down ladder.

#### Bedroom One 11'11" x 9'2"

Double glazed window, radiator, built-in cupboard, door to:

#### En-Suite 6'3" x 5'4"

Low level w.c., wash basin, shower cubicle, tiled splash backs, frosted double glazed window.

#### Bedroom Two 9'2" x 7'7"

Double glazed window, radiator.

#### Bedroom Three 7'7" x 5'10"

Double glazed window and radiator.

#### Bathroom 6'0" x 5'10"

Low level w.c., wash basin, bath with shower over, tiled splash backs, radiator.

#### Outside - Front

Small low maintenance front garden area, further lawned area to the side, driveway providing off-road parking for two vehicles.

#### Outside - Rear

Larger than average, mainly laid to lawn with patio area, enclosed by timber fencing.

#### Local Authority

Broadland District Council, Tax Band B.

#### Tenure

Freehold

Service charge £100 per annum

#### 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>                          |                            | <b>95</b>   |
| (81-91) <b>B</b>                            | <b>82</b>                  |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</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<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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