



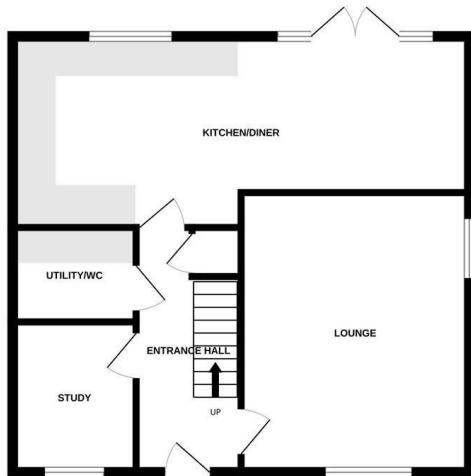
17 Swan Lane | Sprowston | Norwich | NR7 8FW

£425,000

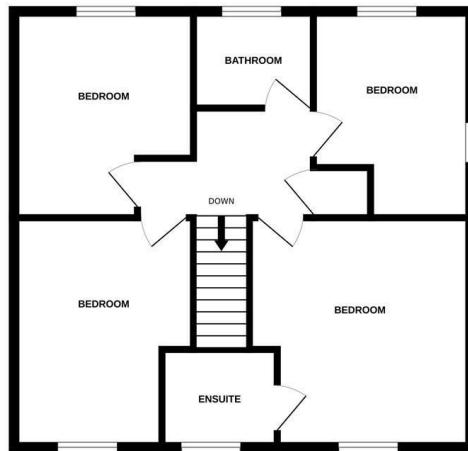
****STUNNING DETACHED FAMILY HOME**** Gilson Bailey are delighted to present this stunning four-bedroom detached modern home, beautifully positioned on a sought-after estate in the ever-popular suburb of Sprowston. Offering spacious and well-designed accommodation, the property comprises a welcoming entrance hall, comfortable lounge, large kitchen/diner ideal for family living and entertaining, study and a useful utility room with WC, while the first floor hosts four well-proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from an en-suite shower room. Externally, the home offers a driveway providing off-road parking leading to a garage and an enclosed rear lawned garden, perfect for families to enjoy. Finished to an excellent standard throughout and benefiting from double glazing and gas central heating, this superb property would make an ideal family home, and early viewing is highly recommended.

G
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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 other appliances are approximate. 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 lounge, kitchen/diner, study, utility/wc and stairs to first floor.

Lounge 15'6" x 12'8"

Two double glazed windows, radiator.

Kitchen/Diner 24'6" x 10'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, double glazed window, patio doors, radiator.

Study 8'7" x 6'10"

Double glazed window, radiator.

Utility/WC 6'10" x 5'3"

Fitted base units with worktops over, sink, space for washing machine, radiator.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 12'9" x 12'4"

Two double glazed windows, radiator.

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

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 13'10" x 9'11"

Double glazed window, radiator.

Bedroom Three 12'9" x 9'1"

Double glazed window, radiator.

Bedroom Four 11'3" x 10'6"

Double glazed window, radiator.

Bathroom 6'9" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Small lawned garden and driveway providing off road parking leading to a single garage.

Outside Rear

Patio seating area, lawned garden, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold

Service charge £150 per annum

Utilities

Full fibre broadband available.
 Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band D

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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