



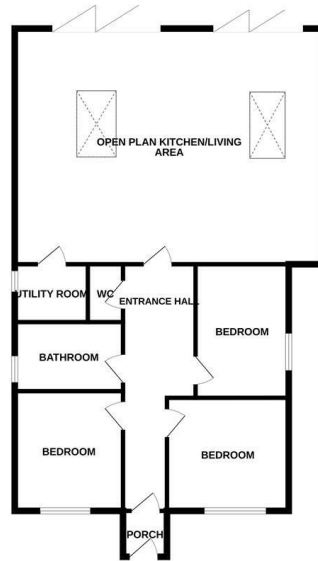
**8 Neville Road | Sprowston | Norwich | NR7 8DS**

**Offers In Excess Of £380,000**

**\*\*SIMPLY STUNNING EXTENDED DETACHED BUNGALOW WITH A BREATH TAKING KITCHEN/LIVING AREA\*\*** Gilson Bailey are delighted to OFFER WITH NO ONWARD CHAIN this WONDERFUL, EXTENDED, THREE BEDROOM, DETACHED BUNGALOW situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance porch, entrance hall, IMPRESSIVE OPEN PLAN KITCHEN/LIVING AREA, THREE BEDROOMS, utility room, modern fitted bathroom and separate WC. Outside there is a front driveway providing AMPLE OFF ROAD PARKING and to the rear there is an EXTENSIVE REAR GARDEN with a patio seating area ideal for entertaining. The bungalow benefits from double glazing, gas heating and has been renovated to a very high standard throughout by the current vendor. The property makes a great family home so be quick to book a viewing.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other items 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 purchase. The services, fixtures and appliances shown here are not intended as a guarantee, as to their operation or efficiency may be given. Made with MyPlan 10/2/21

### 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 porch with door to:

#### Entrance Hall

Doors to three bedrooms, bathroom, WC and kitchen/living area.

#### Open Plan Kitchen/Living Area 27'7" x 21'1"

Quality fitted bespoke wall and base units with worktops over, sink and drainer, hob with extractor over, fitted double oven, integrated fridge/freezer and dishwasher, central island, two large skylights, two sets of bi-fold patio doors, two radiators.

#### Utility Room 6'5" x 5'1"

Fitted base units with worktops over, space for washing machine, double glazed window, boiler.

#### Bedroom One 10'7" x 10'2"

Double glazed window, radiator.

#### Bedroom Two 10'7" x 10'0"

Double glazed window, radiator.

#### Bedroom Three 11'8" x 8'2"

Double glazed window, radiator.

### Bathroom 10'2" x 6'2"

Panelled bath with shower over, low level WC, two hand wash basins, heated towel rail, frosted double glazed window.

### WC

Low level WC, hand wash basin.

### Outside Front

Large singled driveway providing ample off road parking.

### Outside Rear

Patio seating area leading to lawned garden with steps down to a large woodland area.


### Local Authority

Broadland District Council, Tax Band C.

### Tenure

Freehold


**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.