

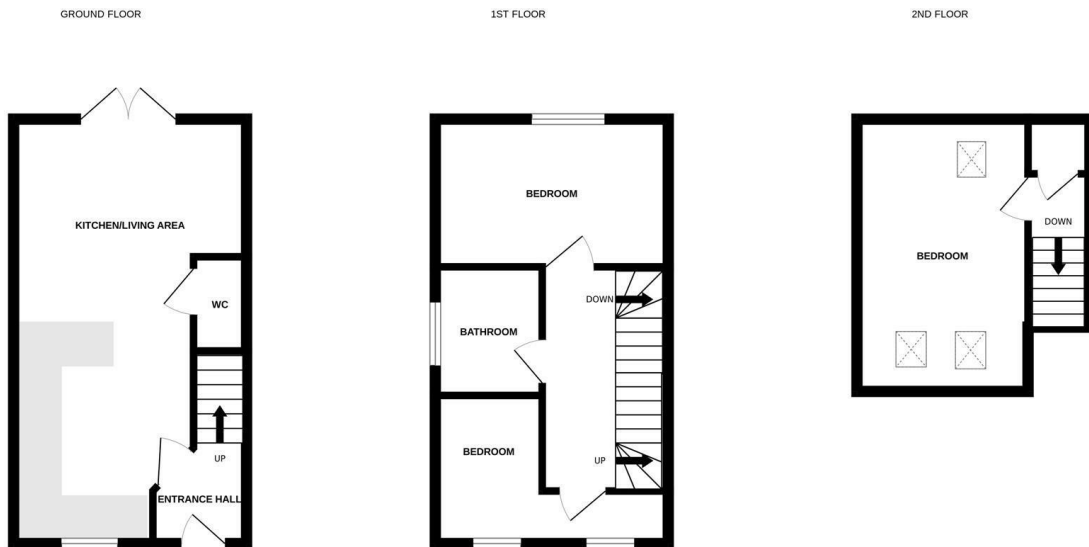


## 30 Nuthatch Road | Sprowston | Norwich | NR7 8GZ

**£240,000**

GUIDE PRICE: £240,000 - £250,000 **\*\*PERFECT FIRST TIME PURCHASE IN A LOVELY QUIET SPOT ON A NEW MODERN ESTATE\*\*** Gilson Bailey are delighted to offer this **STUNNING, THREE BEDROOM, THREE STOREY, END TOWNHOUSE** situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, open plan kitchen/living area and WC to the ground floor. On the first floor there are two bedrooms and a bathroom off landing and on the second floor you will find the main bedroom. Outside there is a **LARGE DRIVEWAY** providing off road parking and a low maintenance, enclosed rear garden. The townhouse benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase so be quick to book a viewing to appreciate the quality and location on offer.





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

Door to kitchen/living area and stairs to first floor.

### Kitchen/Living Area 22'0" x 12'1"

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

### WC 4'10" x 2'9"

Low level WC, hand wash basin, radiator.

### First Floor Landing

Doors to two bedrooms, bathroom and stairs to second floor.

### Bedroom Two 12'1" x 7'9"

Double glazed window, radiator.

### Bedroom Three 12'2" x 7'8"

Two double glazed windows, radiator.

### Bathroom 5'11" x 5'6"

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

### Second Floor Landing

Door to:

### Bedroom One 17'9" x 8'11"

Three velux windows, radiator.

### Outside Front

Large driveway providing off road parking for three cars.

### Outside Rear

Artificial grass, timber shed, enclosed by timber fencing.

### Local Authority

Broadland District Council, Tax Band C.


### Tenure

Freehold

### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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 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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