



2 Inman Road | Sprowston | Norwich | NR7 8JT

Guide Price £325,000

****DECEPTIVELY SPACIOUS AND EXTENDED CHALET OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, SEMI DETACHED CHALET situated in the highly sought after suburb of Sprowston.

Accommodation comprising entrance hall, lounge, kitchen, conservatory and bathroom to the ground floor. On the first floor there are THREE BEDROOMS and a shower room off landing. Outside there is a brick weave driveway and CARPORT providing AMPLE OFF ROAD PARKING leading to a SINGLE GARAGE and a low maintenance, enclosed rear garden. The chalet benefits from double glazing, gas heating, NO ONWARD CHAIN and is in excellent condition throughout. The property would make a great first time purchase or family home so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 here are not shown tested and no guarantee as to their operation or efficiency can be given. Made with the help of a CAD.

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, bathroom and stairs to first floor.

Lounge 20'0" x 13'2"

Two double glazed windows, two radiators.

Kitchen 11'6" x 8'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, space for fridge/freezer, heated towel rail, double glazed window, door to rear.

Conservatory 18'2" x 11'9"

Double glazed construction with utility area and sliding patio doors.

Bathroom 8'1" x 4'8"

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

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 11'11" x 9'10"

Double glazed window, radiator.

Bedroom Two 10'1" x 8'11"

Double glazed window, radiator.

Bedroom Three 9'9" x 7'8"

Double glazed window, radiator.

Shower Room 7'1" x 4'9"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Large driveway and carport providing off road parking leading to a single garage with an electric powered door.

Outside Rear

Paved garden enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

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



Energy Efficiency Rating

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