



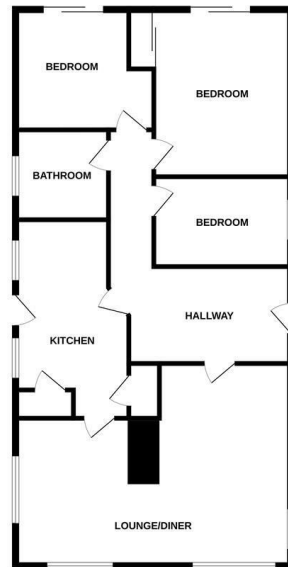
**282 Constitution Hill | | Sprowston | NR6 7RE**

**£350,000**

**\*\*DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this spacious three-bedroom detached bungalow, ideally located within the ever-popular suburb of Sprowston. Offering generous accommodation and fantastic potential throughout, this attractive property presents a wonderful opportunity for buyers looking to create a home tailored to their own taste and style. The accommodation comprises an entrance hall, spacious lounge/diner, fitted kitchen, three well-proportioned bedrooms and a bathroom. Outside, the property benefits from a neatly lawned front garden, driveway providing off-road parking leading to a single garage, and a large enclosed rear garden offering excellent outdoor space with plenty of scope for landscaping and entertaining. Further benefits include double glazing, gas central heating and the added advantage of no onward chain. Requiring modernisation throughout, this superb bungalow would suit a wide range of buyers including families, downsizers and investors alike, and early viewing is highly recommended to appreciate the potential on offer.



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 to be taken as a guarantee as to their operation or efficiency and are for general information only.

Made with Metropack 12/2011

### 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/diner, kitchen, three bedrooms and bathroom.

#### Lounge/Diner 22'9" x 16'9"

Four double glazed windows, two radiators.

#### Kitchen 16'6" x 9'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, radiator, door to side.

#### Bedroom One 13'10" x 10'10"

Sliding patio doors, radiator, built in wardrobe.

#### Bedroom Two 11'6" x 9'11"

Sliding patio doors, radiator.

#### Bedroom Three 8'11" x 7'5"

Double glazed window, radiator.

#### Bathroom 7'6" x 7'4"

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

### Outside Front

Lawned garden and driveway leading to a single garage.

### Outside Rear

Patio area, lawned garden, mature plants and shrubs, enclosed by timber fencing.

### Local Authority

Broadland District Council, Tax Band C.

### Tenure

Freehold

### Utilities


Fibre to the property.

Mains gas, water and electric.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</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.

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