



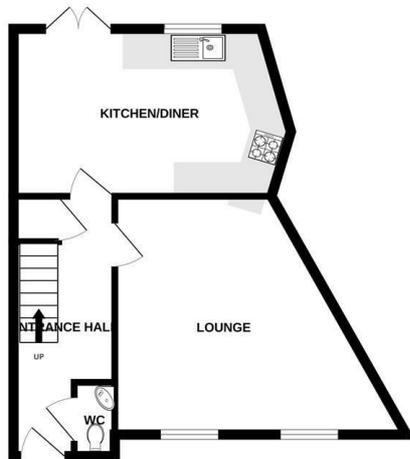
88 Blue Boar Lane | | Norwich | NR7 8RY

Offers In Excess Of £270,000

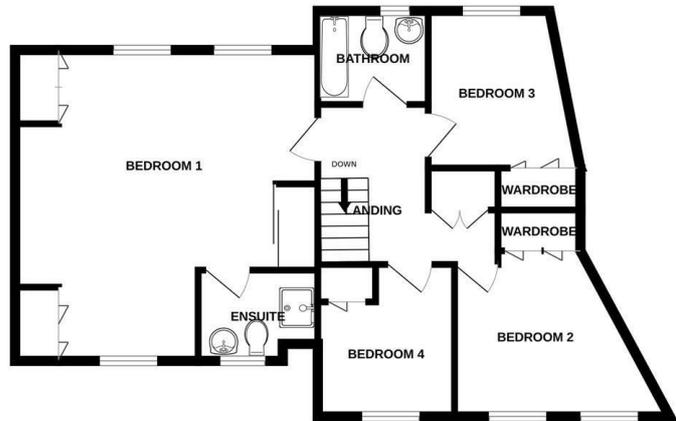
****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are thrilled to present this impressively spacious and well presented four-bedroom mid-terrace home, perfectly positioned in the ever-popular suburb of Sprowston. Offering generous and versatile accommodation throughout, the property boasts a welcoming entrance hall, lounge, a stylish kitchen/diner ideal for family living and entertaining, and a convenient ground floor WC. Upstairs, four well-proportioned double bedrooms are complemented by a family bathroom, while the exceptionally large principal bedroom enjoys the luxury of its own en-suite shower room. Outside, the home continues to impress with a lawned front garden, an enclosed rear garden, plus a garage and driveway providing off-road parking for two vehicles. With double glazing, gas central heating and the added benefit of no onward chain, this superb home is perfectly suited to first-time buyers and growing families alike – early viewing is highly recommended to avoid disappointment.



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 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

Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 14'4" x 13'8"

Two double glazed windows, radiator.

Kitchen/Diner 14'0" x 8'3"

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

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 18'0" x 17'3"

Three double glazed windows, built in wardrobes.

En-Suite

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

Bedroom Two 11'1" x 8'2"

Two double glazed windows, radiator, built in wardrobe.

Bedroom Three 10'0" x 9'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Four 8'11" x 8'2"

Double glazed window, radiator, built in wardrobe.

Bathroom

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

Outside Front

Lawned garden with mature shrubs and path to front door.

Outside Rear

Shingled garden enclosed by fencing and walling with side gate access to garage and driveway.

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		88
(69-80) C	77	
(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	

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.