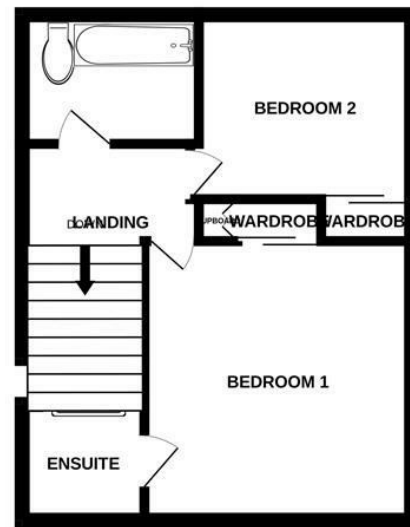


GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 1 Chopyngs Dole Close | | Norwich | NR7 8RD

### Price Guide £270,000

**\*\*GUIDE PRICE: £270,000 - £280,000\*\***  
A stunning two-bedroom semi-detached house, finished to an exceptional standard and offering stylish, extended living! The entrance hallway leads to a WC and spacious lounge, complete with a media wall, herringbone LVT flooring, underfloor heating.

The kitchen and dining area is fully tiled and fitted with integrated appliances including a Bosch oven, gas hob, and plumbing for a dishwasher, with underfloor heating throughout. A bright sunroom opens via double doors onto a beautifully landscaped garden featuring a porcelain-tiled terrace, white sleepers, lighting, palm trees, and a steaming feature, creating a private outdoor retreat.

Upstairs, the landing provides access to two bedrooms and the family bathroom. Bedroom one includes an en suite with a walk-in shower, while both bedrooms feature bespoke shutters. The family bathroom has a bath with overhead shower, hand wash basin, and WC.

Outside, the property benefits from a driveway and garage, with a welcoming front garden leading to the entrance. Built in 2010 by Norfolk Homes, this home is located in the desirable suburb of Sprowston, offering excellent schools, shops including Tesco Superstore, pubs, restaurants, and easy access to Norwich city centre, the Norfolk Broads, and the coast.

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.

#### 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

Door to

#### Lounge 14'4" x 10'7"

Featuring a media wall, herringbone LVT flooring, a front-aspect window, built-in cupboard, and underfloor heating. Double glazed window to front.

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

Tiled throughout and fitted with base and wall units with worktops, an integrated fridge freezer, Bosch oven, gas hob, and plumbing for a dishwasher. There's space for a fridge and washing machine, a window overlooking the sunroom, and underfloor heating.

#### Garden Room 9'4" x 12'0"

Tiled throughout, with double doors opening onto a beautifully landscaped garden. Door to side access too which is a private area for bins as well as access to the garage.

#### First floor landing

Hallway leading bedroom one, two as well as the family bathroom.

#### Bathroom

Low-level WC with hand wash basin, and a bath with overhead shower.

#### Bedroom One 10'5" x 9'8"

Feature panelling, Radiator, fitted bespoke shutters, and double-glazed windows to the front aspect, door to En-suite.

#### Bathroom Two 7'3" x 8'9"

Radiator, fitted bespoke shutters, Double glazed Window to rear aspect.

#### En-suite

Luxury bathroom featuring a low-level WC, hand wash basin, walk-in shower, towel rail, space for an electric mirror, and a window to the rear aspect.

#### Outside Front

The front garden offers a generous, welcoming space, fully enclosed by elegant railings. A charming tiled pathway leads directly to the front door.



#### Outside Rear

Step out from the double doors of the Darden Room onto a stunning outdoor space featuring a porcelain-tiled terrace, crisp white sleepers, and carefully placed lighting that sets a serene ambiance. Towering palm trees frame the area, while a steaming feature adds warmth and atmosphere. A convenient door leads directly to the garage, seamlessly blending function with refined style.

#### Local Authority

Broadland District Council, Tax Band B

#### Tenure

Freehold

#### Utilities

Full fibre broadband available.  
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.

