

**18 Towler Drive | Sprowston | Norwich | NR7 8GE**

## Offers In Excess Of £290,000

**\*\* LARGER THAN AVERAGE REAR GARDEN \*\*** Gilson Bailey are delighted to present this beautifully appointed three-bedroom semi-detached home, perfectly positioned in the highly sought-after suburb of Sprowston. From the moment you step inside, you'll be impressed by the stylish décor and well-planned layout, designed with modern family living in mind.

The ground floor offers a welcoming entrance hall, a bright and comfortable lounge, a contemporary kitchen/diner perfect for both everyday meals and entertaining, and a convenient WC. Upstairs, the landing leads to three well-proportioned bedrooms and a family bathroom, with the principal bedroom further enhanced by its very own en-suite shower room.

Outside, this home continues to impress, boasting a large driveway providing ample off-road parking, and a larger than average, enclosed rear garden — a fantastic space for relaxing, hosting barbecues, or enjoying time with family and friends.

Benefiting from gas central heating, double glazing, and immaculate presentation throughout, this property is truly ready to move into. An outstanding opportunity for first-time buyers, young professionals, or families seeking a stylish and low-maintenance home in a desirable location.





While 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 misstatement. 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.  
Made with Metropix G5025

## 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 lounge and stairs to first floor.

### Lounge 13'10" x 12'0"

Double glazed window, radiator.

### Kitchen/Diner 15'5" x 13'2"

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

### WC 6'1" x 3'4"

Low level WC, hand wash basin, radiator.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 11'1" x 9'11"

Double glazed window, radiator, built in wardrobe.

### En-Suite 5'8" x 5'6"

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

### Bedroom Two 10'9" x 8'7"

Double glazed window, radiator.

### Bedroom Three 11'7" x 6'6"

Double glazed window, radiator.

### Bathroom 6'7" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

## Local Authority

Broadland District Council, Tax Band C.

## Tenure

Freehold

## Utilities


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	

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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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