



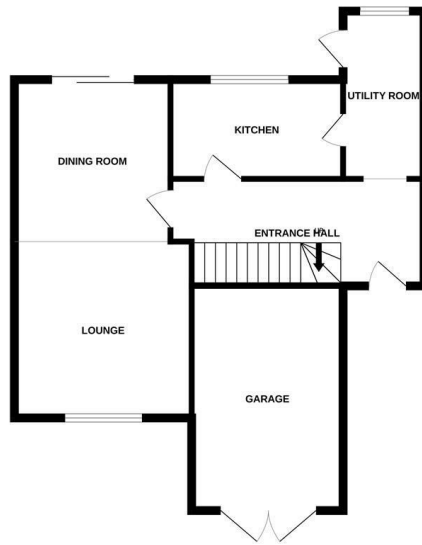
40 Foxburrow Road | | Norwich | NR7 8QX

Guide Price £270,000

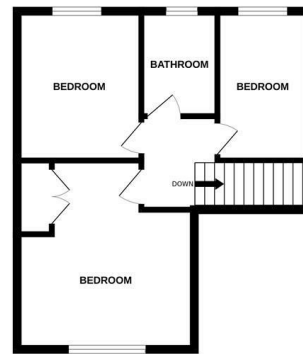
****GUIDE PRICE £270,000 - £280,000 OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this extended and well-proportioned, three bedroom semi-detached house, pleasantly positioned within the highly sought-after suburb of Sprowston and offered with the added advantage of no onward chain. Providing generous accommodation ideally suited to everyday family living, the ground floor comprises a welcoming entrance hall leading into a spacious lounge/diner, offering plenty of room for both relaxing and entertaining, alongside a fitted kitchen and useful separate utility room. Upstairs, there are three good-sized bedrooms and a bathroom off landing, creating a practical layout for couples and growing families alike. Outside, the property benefits from a driveway providing off-road parking and leading to a garage, while to the rear is a south facing, mature and enclosed garden, providing an attractive and private space for outdoor dining, entertaining or family enjoyment. Further benefits include double glazing and gas heating. With its extended accommodation, driveway and garage, established rear garden and popular Sprowston location, this chain-free property would make an excellent first-time purchase or family home, so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 a guide only 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, utility, understairs cupboard and stairs to first floor.

Lounge 11'10" x 11'3"

Double glazed window, radiator.

Dining Room 11'5" x 10'6"

Sliding patio doors, radiator.

Kitchen 11'6" x 6'8"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine and dishwasher, double glazed window.

Utility Room 11'3" x 5'4"

Space for tumble dryer, cupboard, double glazed window, door to rear.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'10" x 11'4"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 9'11" x 8'4"

Double glazed window, radiator.

Bedroom Three 10'0" x 6'1"

Double glazed window, radiator, large cupboard.

Bathroom 6'11" x 5'1"

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

Outside Front

Driveway providing off road parking leading to a single garage.

Outside Rear

South facing paved and shingled garden, mature plants and shrubs, two sheds, pergola, gazebo, 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(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.

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