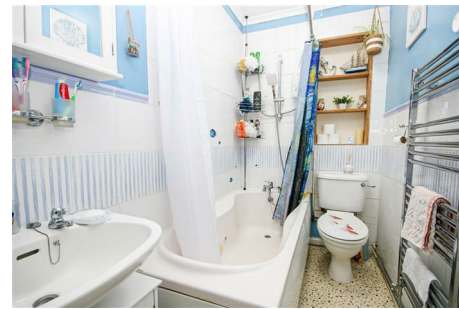




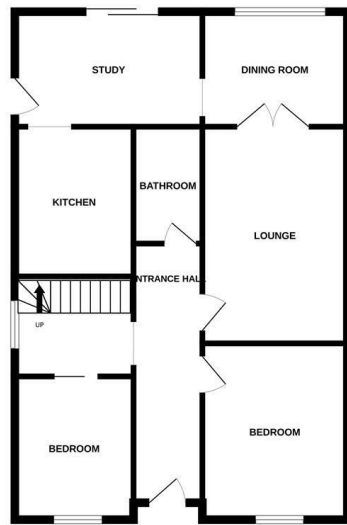
68 Cere Road | | Norwich | NR7 8JX

£300,000

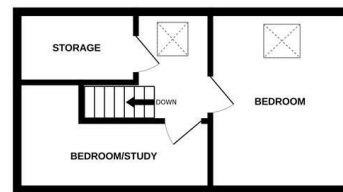
****EXTENDED SEMI DETACHED CHALET BUNGALOW**** Gilson Bailey are delighted to offer this well presented and extended three/four-bedroom semi-detached chalet bungalow, ideally situated in the highly sought-after suburb of Sprowston. Offering spacious, flexible and versatile accommodation arranged over two floors, this superb home comprises a welcoming entrance hall, a comfortable lounge, a separate dining room, a modern fitted kitchen, a useful study, a family bathroom and two bedrooms to the ground floor. Upstairs, there is a further bedroom along with an additional bedroom/study, providing excellent flexibility for growing families, guests or those working from home. Outside, the property continues to impress with a driveway providing ample off-road parking leading to a single garage, a useful outside office and a private enclosed rear garden, offering a wonderful space to relax, entertain and enjoy the outdoors. Further benefits include double glazing, gas central heating and excellent condition throughout, allowing any new owner to move straight in and enjoy. With its flexible accommodation, superb additional work-from-home space and highly desirable location, this fantastic chalet bungalow is sure to attract strong interest. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



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.
Made with Metropix i550B

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, two bedroom and bathroom.

Lounge 14'10" x 9'11"

Dining Room 9'3" x 7'10"

Kitchen 11'1" x 8'2"

Study 12'11" x 7'10"

Bathroom 8'0" x 4'7"

Bedroom One 12'3" x 9'5"

Bedroom Two 13'6" x 7'3"

First Floor Landing

Doors to two bedrooms and storage.

Bedroom Three 12'2" x 9'11"

Bedroom/Study 9'10" x 8'5"

Outside Front

Driveway providing off road parking leading to a garage.

Outside Rear

Patio seating area, artificial grass, mature plants and shrubs, timber shed, outside office with power and lighting.

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		81
(55-68) D	69	
(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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01603764444