70 Avocet Rise I Sprowston I Norwich I NR7 8ES

Offers In Excess Of £315,000

** MUST VIEW STUNNING MODERN TOWNHOUSE WITH INCREDIBLE LANDSCAPED GARDEN **
Gilson Bailey are delighted to offer this stunning, modern and beautifully presented, four bedroom three-storey townhouse, superbly positioned in the highly sought after suburb of Sprowston. Offering an impressive amount of stylish and versatile accommodation arranged across three floors, this fantastic property is perfectly designed for modern family living and entertaining and is presented in excellent condition throughout. The ground floor comprises a welcoming entrance hall, useful utility room, versatile fourth bedroom which would also make an ideal home office or study, and convenient WC. The first floor forms the wonderful heart of the home, boasting a generous and inviting lounge alongside an impressive kitchen/diner, creating a fantastic sociable space for family meals and entertaining friends. On the second floor there are three well-proportioned bedrooms and a family bathroom off landing, with bedroom one further benefiting from its own private en-suite shower room. Outside, a driveway provides off-road parking and leads to the integral garage, while to the rear is a lovely landscaped and low-maintenance garden, providing the perfect space for alfresco dining, summer entertaining or simply relaxing and enjoying the sunshine. Further benefits include double glazing, gas heating and excellent condition throughout. Combining stylish contemporary living, fantastic versatility and a desirable Sprowston location, this superb property would make a truly wonderful family home, so be quick to book a viewing. THE VENDORS HAVE FOUND THEIR NEXT PROPERTY!

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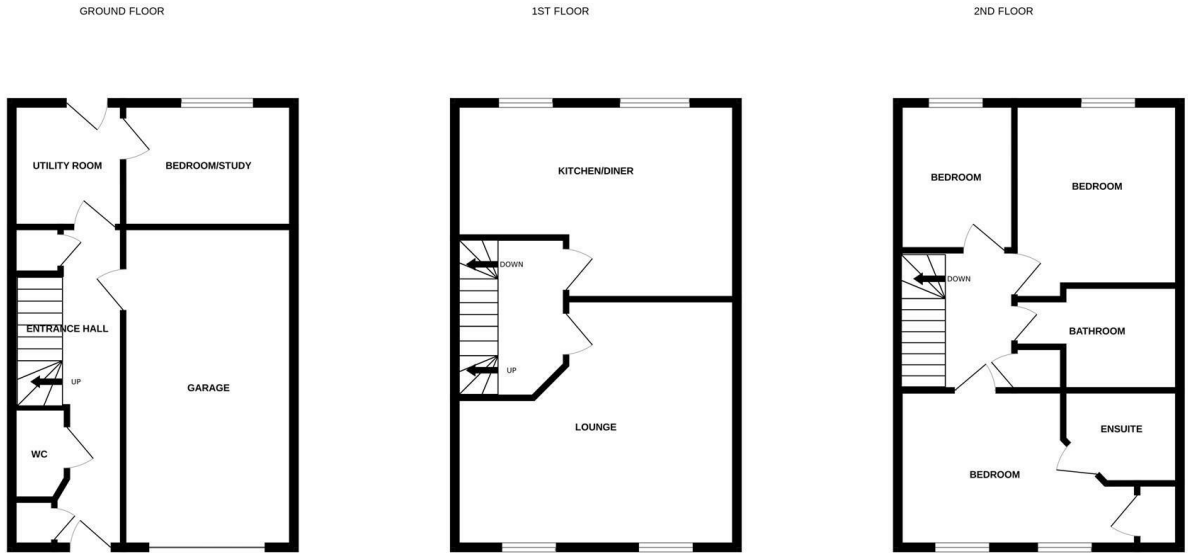

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 utility room, WC and stairs to first floor.

Utility Room 7'6" x 6'9"
Space for washing machine and tumble dryer, sink and drainer, door to garden.

Bedroom/Study 10'5" x 7'6"
Double glazed window, radiator.

WC
Low level WC, hand wash basin, radiator.

Lounge 17'7" x 15'2"
Two double glazed windows, two radiators.

Kitchen/Diner 17'7" x 12'9"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, two double glazed windows, two radiators.

Bedroom One 15'5" x 8'10"
Two double glazed windows, radiator, built in wardrobe.

En-Suite 6'0" x 5'6"
Shower cubicle, low level WC, hand wash basin, radiator.

Bedroom Two 12'4" x 10'2"
Double glazed window, radiator.

Bedroom Three 8'11" x 7'1"
Double glazed window, radiator.

Bathroom 10'2" x 6'6"
Panelled bath with shower over, low level WC, hand wash basin, radiator.

Outside Front
Driveway providing off road parking leading to an integral garage measuring 5.96 x 2.99.

Outside Rear
Two patio seating areas, pergola, artificial lawn, raised plant border, enclosed by timber fencing with rear gate access.

Local Authority
Broadland District Council, Tax Band C.

Tenure
Freehold
Service Charge £110 per annum

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.

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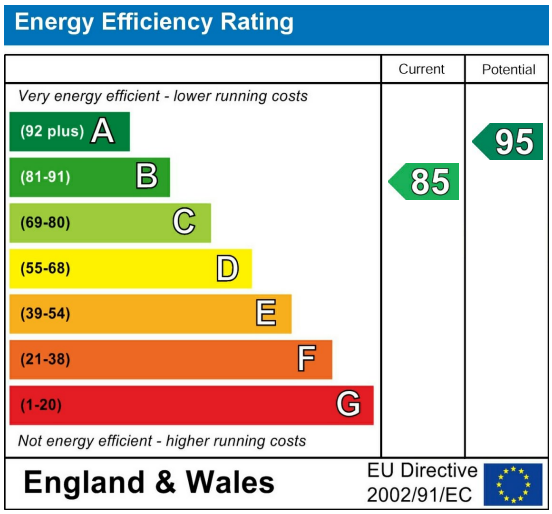

Local Authority

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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