







67 Mountbatten Drive I I Norwich I NR6 7PP

Guide Price £275,000

GUIDE PRICE £275,000 - £285,000 **MODERN FOUR BED HOME WITH A CONVERTED LOFT ROOM Gilson Bailey are delighted to offer this stylish and spacious, three-storey four bedroom modern townhouse, ideally positioned on a sought after modern development in the ever-popular suburb of Sprowston. Offering an impressive amount of flexible accommodation arranged over three floors, this fantastic home is perfectly suited to modern family life and is beautifully designed to provide both comfortable living and entertaining space. The ground floor comprises a welcoming entrance hall, generous lounge, modern kitchen/diner ideal for family meals and entertaining, and a convenient WC. On the first floor there are three well-proportioned bedrooms and a family bathroom off landing, with bedroom one enjoying the added luxury of its own en-suite shower room. The second floor is dedicated to a fantastic large fourth bedroom, creating a wonderfully versatile space that could equally suit a teenager, guests or those working from home. Outside, the property enjoys a well-maintained rear garden, providing the perfect setting for relaxing, alfresco dining and entertaining, with access to a single garage and off-road parking area. Further benefits include double glazing and gas heating. Combining generous accommodation, versatile three-storey living, excellent outside space and a desirable Sprowston location, this superb property would make an excellent first time purchase or wonderful family home, so be quick to book a viewing.

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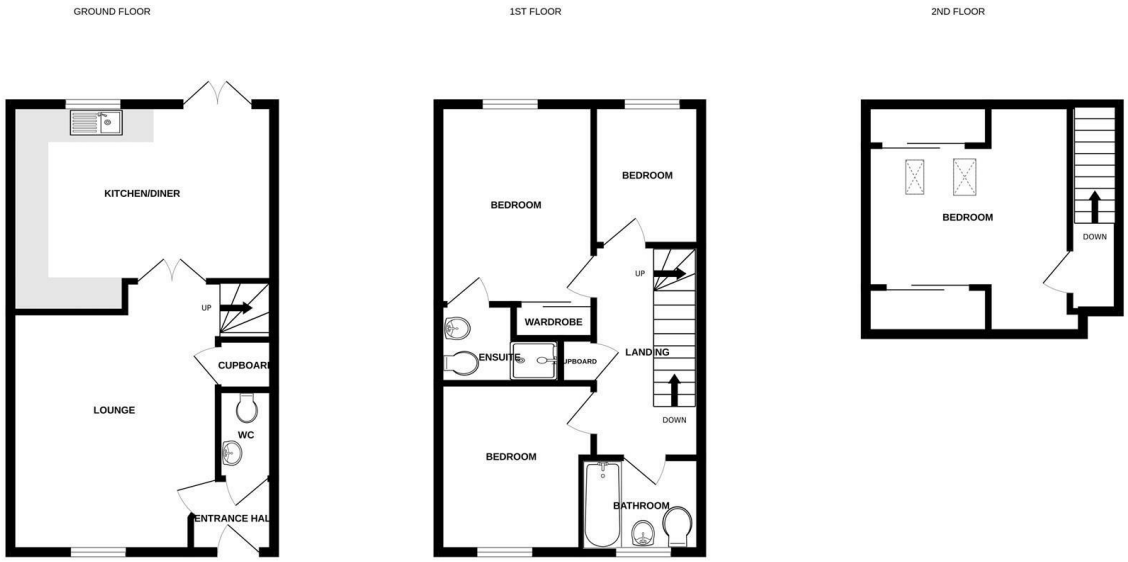

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Lounge 16'2" x 12'5"
Double glazed window, radiator, cupboard.

Kitchen/Diner 15'6" x 10'6"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine and dishwasher, French doors, double glazed window, radiator.

WC
Low level WC, hand wash basin, radiator.

First Floor Landing
Doors to three bedrooms, bathroom and stairs to second floor.

Bedroom One 11'11" x 9'3"
Double glazed window, radiator, built in wardrobe.

En-Suite 7'3" x 4'8"
Shower cubicle, low level WC, hand wash basin.

Bedroom Two 10'1" x 9'3"
Double glazed window, radiator.

Bedroom Three 8'5" x 6'4"
Double glazed window, radiator.

Bathroom 7'5" x 5'7"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Four 15'4" x 13'6"
Three velux windows, radiator, eaves storage.

Outside
Timber decking, lawned garden leading to a garage and one off road parking space.

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.

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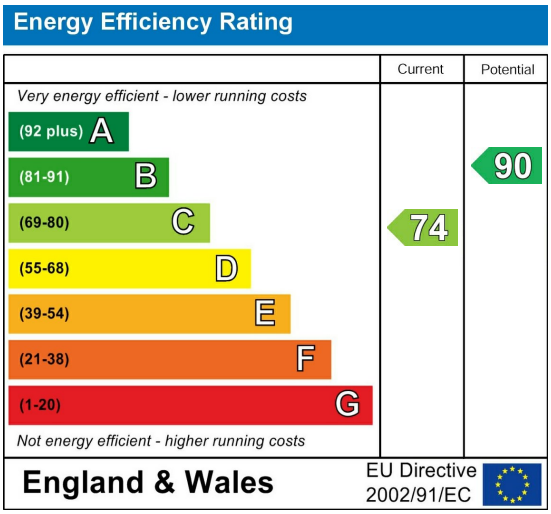

Local Authority

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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.