



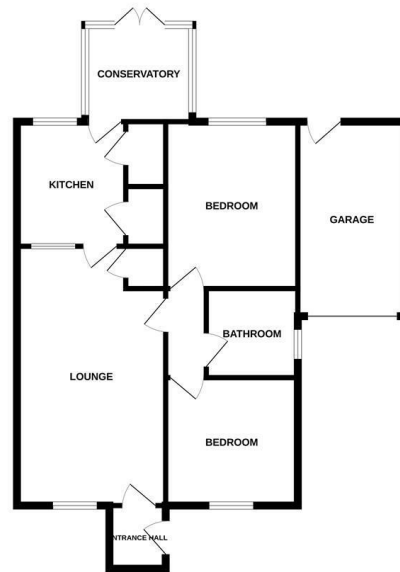
**33 Howlett Drive | | Norwich | NR5 9BZ**

**£245,000**

**\*\*SEMI DETACHED BUNGALOW IN A QUIET CUL-DE-SAC\*\*** Gilson Bailey are delighted to present this well-presented two-bedroom semi-detached bungalow, conveniently located to the west of Norwich. The accommodation is thoughtfully arranged and comprises an entrance hall, a spacious lounge/diner, fitted kitchen, conservatory, two well-proportioned bedrooms, and a modern bathroom. Externally, the property benefits from a front driveway providing off-road parking and leading to a single garage, while to the rear there is an attractive, enclosed lawned garden ideal for relaxing or entertaining. Further features include double glazing, gas central heating, and excellent decorative condition throughout. This appealing bungalow would make an ideal first-time purchase or a perfect downsize, and early viewing is highly recommended.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other details 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 for any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with Metaphor 12/2019

## Location

Howlett Drive is situated in Bowthorpe close by to the University of East Anglia, the Norfolk & Norwich University Hospital, many local amenities including local shops, popular pubs and restaurants, ease of access to the Longwater Retail Park, A47 southern bypass and regular public transport links to and from the city centre.

## Accommodation Comprises

Front door to:

### Entrance Hall

Door to:

### Lounge/Diner 19'6" x 11'2"

Double glazed window, radiator, cupboard.

### Kitchen 9'10" x 8'2"

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

### Bedroom One 12'5" x 9'11"

Double glazed window, radiator.

### Bedroom Two 9'10" x 9'6"

Double glazed window, radiator.

### Bathroom 6'8" x 6'10"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

### Conservatory 8'0" x 7'2"

Double glazed construction with doors to garden.

## Outside Front

Lawned garden and driveway providing off road parking leading to a single garage.

## Outside Rear

Patio area, lawned garden, mature shrubs, enclosed by timber fencing.

## Local Authority

Norwich City Council, Tax Band B.

## Tenure

Freehold

## Utilities

Full fibre broadband available.

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) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | 70                         | 78                                                                                  |
| (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<br>2002/91/EC |  |

### Local Authority

Norwich City Council, Tax Band B

### 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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