



**26 Flycatcher Way | Sprowston | Norwich | NR7 8UN**

**£340,000**

**\*\*SPACIOUS LINK DETACHED HOUSE ON A SOUGHT AFTER MODERN ESTATE\*\***  
Gilson Bailey are delighted to offer this stunning and spacious three-bedroom link-detached home, ideally positioned in the highly sought-after suburb of Sprowston, just to the north of Norwich. Beautifully presented throughout, the accommodation comprises a welcoming entrance hall, a bright and comfortable lounge, a generous kitchen/diner perfect for modern family living, a conservatory overlooking the garden and a convenient ground floor WC. To the first floor there are three well-proportioned bedrooms and a family bathroom off the landing, with the principal bedroom benefiting from a private en-suite shower room. Outside, the property boasts a large driveway providing ample off-road parking which leads to a single garage, along with a mature and fully enclosed rear garden offering an ideal space for relaxing or entertaining. Further benefits include double glazing, gas central heating and excellent condition throughout, making this an exceptional opportunity for buyers seeking a wonderful family home in a popular and well-connected location. Early viewing is highly recommended.





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 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 Hal

Doors to lounge, kitchen/diner, WC and stairs to first floor.

#### Lounge 15'3" x 10'11"

Double glazed window, radiator.

#### Kitchen/Diner 17'7" x 9'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, patio doors, radiator.

#### Conservatory 10'5" x 9'3"

Patio doors to garden.

#### WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 12'11" x 10'10"

Double glazed window, radiator, built in wardrobe.

#### En-Suite 6'5" x 5'9"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

#### Bedroom Two 17'11" x 10'0"

Double glazed window, radiator, built in wardrobe.

#### Bedroom Three 10'10" x 9'3"

Two double glazed windows, radiator.

#### Bathroom 7'8" x 5'9"

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

#### Outside Front

Driveway providing ample off road parking leading to a single garage.

#### Outside Rear

Patio area, lawned garden, mature plants and shrubs, enclosed by timber fencing with side gate access.

#### Local Authority

Broadland District Council, Tax Band D.

#### Tenure

Freehold

Service charge £90 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.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 2002/91/EC	

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Broadland District Council, Tax Band D

**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.