



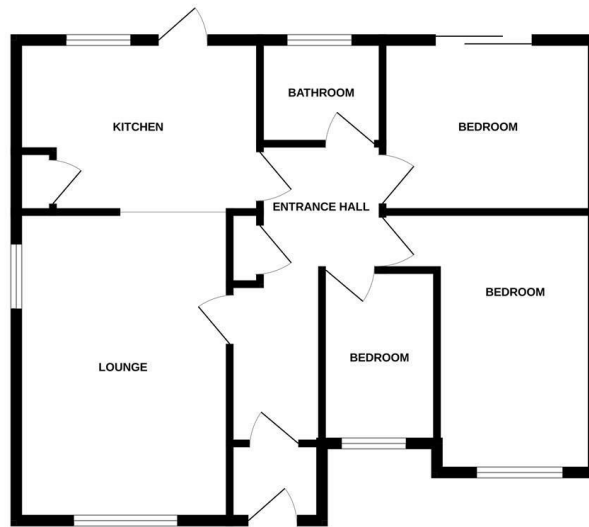
39 Colindeep Lane | Sprowston | Norwich | NR7 8EG

£270,000

****NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this stunning and beautifully modernised three-bedroom semi-detached bungalow, perfectly positioned in the highly sought-after suburb of Sprowston. Immaculately presented throughout, the property features an inviting entrance hall, a spacious lounge/diner, a stylish modern kitchen, three well-proportioned bedrooms and a contemporary bathroom. Outside, the bungalow enjoys a driveway to the front providing ample off-road parking, a garage and a generous, private rear garden offering an excellent space for relaxation or entertaining. With double glazing, gas heating and superb condition throughout, this impressive home will appeal to a wide range of buyers. Early viewing is strongly recommended.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items 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 by any prospective purchaser. The names, symbols and appliances shown here are not intended and no guarantee as to their operation or efficacy is made for them.
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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, kitchen, three bedrooms and bathroom.

Lounge/Diner 15'9" x 10'11"

Kitchen 12'5" x 8'9"

Bedroom One 13'3" x 10'10"

Bedroom Two 10'10" x 8'11"

Bedroom Three 8'10" x 6'2"

Bathroom 6'3" x 5'4"

Outside Front

Driveway providing off road parking leading to a single garage.

Outside Rear

Large lawned garden, patio seating area, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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