



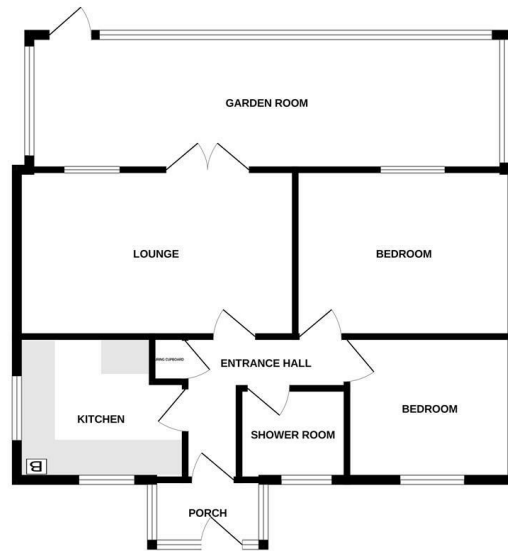
**41 Harrisons Drive | | Norwich | NR7 9HU**

## Offers In Excess Of £230,000

DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\* Gilson Bailey are delighted to offer this TWO BEDROOM, DETACHED BUNGALOW tucked away in a PRIVATE CUL-DE-SAC in the highly sought after suburb of Sprowston. Accommodation comprising entrance porch, lounge, kitchen, garden room, TWO BEDROOMS and a NEWLY FITTED MODERN SHOWER ROOM. Outside there is a DRIVEWAY providing off road parking leading to a SINGLE GARAGE and to the rear there is a PRIVATE, ENCLOSED LAWNED GARDEN. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a great first time purchase or downsize so be quick to book a viewing.



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 not be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and are guaranteed as to their operability or efficiency under no guarantee.

### 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 Porch

Door to:

#### Entrance Hall

Doors to lounge, kitchen, two bedrooms and shower room.

#### Lounge 16'11" x 9'11"

Double glazed window, patio doors, radiator.

#### Kitchen 9'10" x 8'5"

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

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

Double glazed window, radiator.

#### Bedroom Two 9'10" x 8'6"

Double glazed window, radiator.

#### Garden Room 28'2" x 8'0"

Double glazed construction with radiator and door to garden.

#### Shower Room 6'5" x 5'6"

Walk-in shower, low level WC, hand wash basin, frosted double glazed window.

#### Outside Front

Shingled driveway providing off road parking leading to a single garage.

#### Outside Rear

Lawned garden, mature plants, shrubs and trees, enclosed by timber fencing with side gate access.

#### Local Authority

Broadland District Council, Tax Band C.

#### Tenure


Freehold

#### Utilities

Fibre to the cabinet broadband available.  
Mains water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

### 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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