



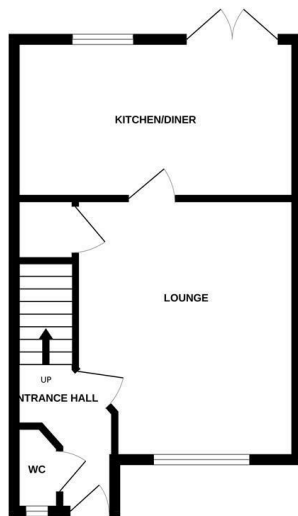
**16 Bodmin Drive | Sprowston | Norwich | NR7 8GF**

**£265,000**

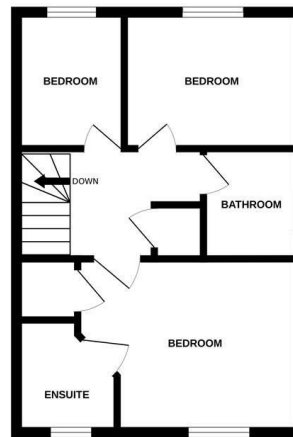
MODERN END TERRACE WITH OFF ROAD PARKING AND NO ONWARD CHAIN\*\* Gilson Bailey are delighted to offer this well-presented and modern three-bedroom end-terrace home situated within the highly sought-after suburb of Sprowston. Offering stylish and practical accommodation throughout, the property comprises an entrance hall, comfortable lounge, spacious kitchen/diner and convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom accessed from the landing, with the principal bedroom further benefiting from an en-suite shower room. Outside, the property enjoys two off-road parking spaces to the front and an enclosed rear garden with side gate access, ideal for both relaxing and entertaining. Further benefits include double glazing, gas central heating and the added advantage of no onward chain, making this an excellent opportunity for first-time buyers or those seeking a ready-to-move-into home.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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 operation or efficiency can be given.  
Made with Metreplus (02026)

## 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, WC and stairs to first floor.

### Lounge 14'2" x 12'0"

Double glazed window, radiator, storage cupboard.

### Kitchen/Diner 15'3" x 8'7"

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

### WC

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

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 9'6" x 9'6"

Double glazed window, radiator, built in wardrobe.

### En-Suite

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### Bedroom Two 9'1" x 7'4"

Double glazed window, radiator.

### Bedroom Three 7'4" x 5'8"

Double glazed window, radiator.

## Bathroom

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

## Outside Front

Two off road parking spaces.

## Outside Rear

Lawned garden, decking, timber shed, enclosed by timber fencing with side gate access.

## Local Authority

Broadland District Council, Tax Band B.

## Tenure

Freehold

Service charge £160 per annum

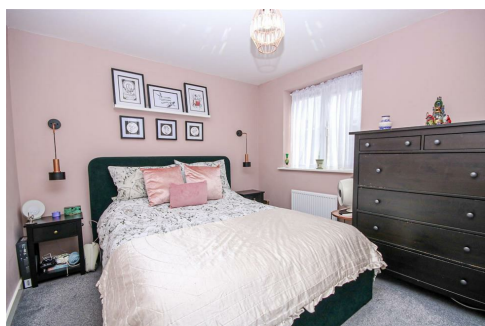
## Utilities

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>96</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<br>2002/91/EC |  |

### Local Authority

Broadland District 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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