

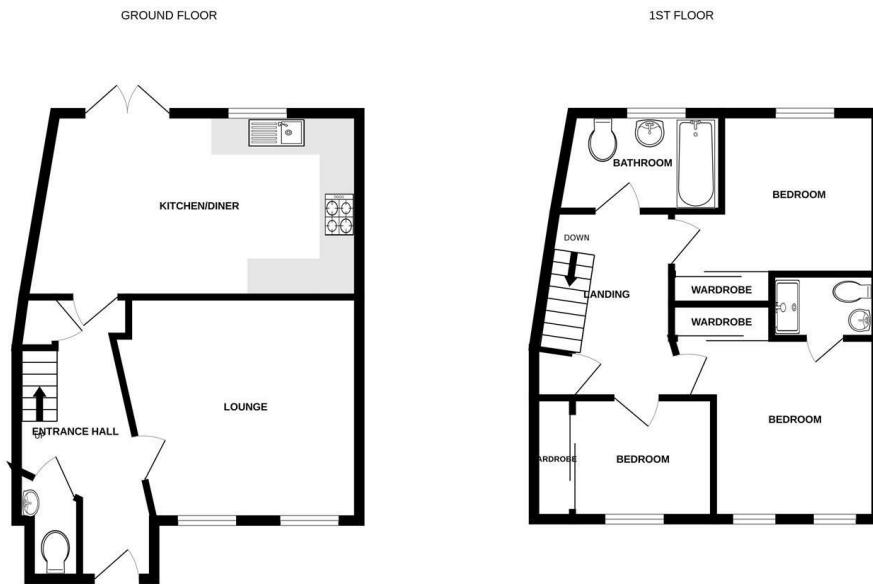


## 110 Blue Boar Lane | Sprowston | Norwich | NR7 8RY

### Offers In Excess Of £250,000

**\*\*EXCELLENT FIRST TIME PURCHASE WITH A GARAGE AND OFF ROAD PARKING\*\*** Gilson Bailey are thrilled to present this well maintained, three-bedroom modern mid-terrace home, perfectly positioned in the ever-popular suburb of Sprowston. Designed for comfortable contemporary living, the property boasts a welcoming entrance hall, lounge and kitchen/diner, along with a convenient ground-floor WC. Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom, with the main bedroom further enhanced by its own en-suite shower room. Outside, enjoy a private, enclosed rear garden plus the added bonus of a single garage with parking in front. With double glazing, gas heating and superb condition throughout, this is a fantastic opportunity for first-time buyers or those seeking a move-in-ready home—early viewing is strongly advised.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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 have not been tested and no guarantee as to their operation 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 Hall

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

### Lounge 14'4" x 12'7"

Two double glazed windows, radiator.

### Kitchen/Diner 17'1" x 8'3"

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

### WC 6'4" x 4'9"

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

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 11'9" x 9'10"

Two double glazed windows, radiator, built in wardrobe.

### En-Suite 5'1" x 4'1"

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

### Bedroom Two 11'9" x 8'9"

Double glazed window, radiator, built in wardrobe.

### Bedroom Three 8'11" x 6'7"

Double glazed window, radiator, built in wardrobe.

### Bathroom 7'2" x 5'6"

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

### Outside

Paved and lawned rear garden enclosed by timber fencing with rear gate access to off road parking and single garage.

### Local Authority

Broadland District Council, Tax Band C.

### Tenure

Freehold

### Utilities

Full fibre broadband available.  
 Mains gas, water and electric.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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