



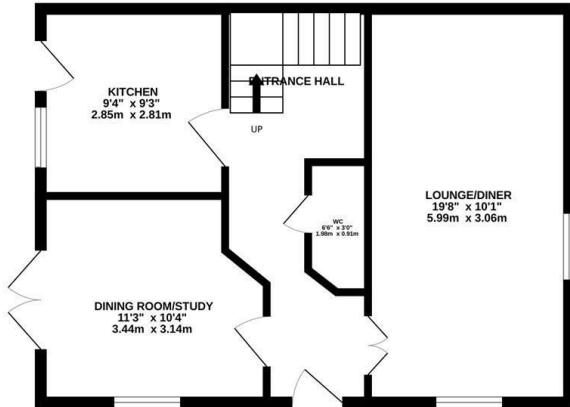
80 Windsor Park Gardens | | Norwich | NR6 7PT

Price £325,000

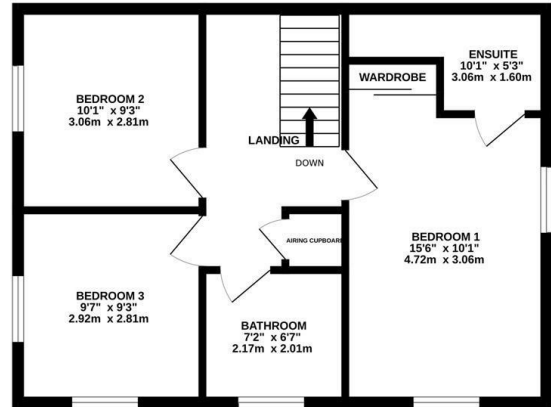
****NO ONWARD CHAIN - MODERN DETACHED HOUSE IN SPROWSTON **** Gilson Bailey are delighted to offer this IMMACULATE, THREE BEDROOM DETACHED HOUSE situated in a quiet-cul-de-sac in the highly sought after suburb of SPROWSTON. Accommodation comprising Entrance Hall, Lounge/Diner, Quality Fitted Kitchen, Dining Room/Study and WC to the ground floor. On the first floor there are THREE BEDROOMS and a Bathroom off landing with Bedroom One having an EN-SUITE SHOWER ROOM. Outside there is a driveway with OFF ROAD PARKING leading to a single GARAGE and an enclosed rear garden. The house benefits from UPVC double glazing, gas heating and is presented in EXCELLENT ORDER THROUGHOUT having recently been redecorated and NEWLY FITTED CARPETS.



GROUND FLOOR



1ST FLOOR



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 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

Door to

Entrance Hall

Doors to Lounge/Diner, Dining Room/Study, WC, kitchen and stairs to first floor.

Lounge/Diner 19'8" x 9'11"

Two UPVC windows, radiator, electric radiator.

Kitchen 9'1" x 9'2"

UPVC window, UPVC door to side, Radiator, Wall and Base units, Stainless steel single sink, Fitted Oven and Electric Hob, Warming Tray, Stainless Steel Microwave (To Be Included) Space for fridge freezer, Slimline Dishwasher and Washing Machine, underlighting.

Dining Room/Study 11'3" x 10'2"

UPVC patio doors, radiator, UPVC window.

WC

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to Bedrooms One, Two, Three and Bathroom and airing Cupboard.

Bedroom One 14'3" x 10'2"

Two UPVC windows, radiator, built in wardrobe, door to

En Suite

Low level WC, shower cubicle, hand wash basin, UPVC window, radiator.

Bedroom Two 10'0" x 9'4"

UPVC window, radiator.

Bedroom Three 12'7" x 9'7"

UPVC window, radiator.

Bathroom

Bath with mixer shower, Low level WC, hand wash basin, radiator, UPVC window.

Outside Front

Driveway with parking leading to single Garage.

Outside Rear

Garden enclosed by brick walling and fencing, personnel door to garage.

Local Authority

Broadland District Council - Tax Band D

Tenure

Freehold

Utilities


Ultrafast Broadband available.
Mains water and electric.
Gas Heating.

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		85
(69-80) C	71	
(55-68) D		
(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 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.