



**33 Bolton Road | Sprowston | Norwich | NR7 8GG**

**Guide Price £270,000**

**\*\*GUIDE PRICE £270,000 - £280,000\*\*** Gilson Bailey are delighted to offer this stunning three-bedroom, three-storey semi-detached modern townhouse, ideally located in the highly sought-after suburb of Sprowston. The well-presented accommodation includes an entrance porch, a bright lounge, and a spacious kitchen/diner with WC on the ground floor. The first floor offers two good-sized bedrooms and a modern family bathroom, while the top floor boasts a generous principal bedroom with its own en-suite shower room. Outside, the property features a driveway providing ample off-road parking and a larger-than-average rear garden laid to lawn with a patio seating area, perfect for entertaining. Further benefits include double glazing, gas central heating, and the home is presented in excellent condition throughout. Ideally suited to first-time buyers or young families, this superb townhouse is expected to attract strong interest – early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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

Front door to:

#### Entrance Porch

Door to:

#### Lounge 14'7" x 11'8"

Double glazed window, radiator, storage cupboard.

#### Kitchen/Diner 11'8" x 8'5"

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

#### WC

Low level WC, hand wash basin, radiator.

#### First Floor Landing

Doors to two bedrooms, bathroom and stairs to second floor.

#### Bedroom Two 11'8" x 10'11"

Two double glazed windows, radiator.

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

Double glazed window, radiator.

#### Bathroom 7'4" x 5'6"

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

#### Second Floor Landing

Door to:

#### Bedroom One 16'11" x 8'3"

Double glazed window, radiator, built in wardrobe.

#### En-Suite 11'0" x 5'10"

Shower cubicle, low level WC, hand wash basin, radiator, velux window.

#### Outside Front

Large driveway providing off road parking.

#### Outside Rear

Large lawned garden, patio seating area, timber shed, 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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</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>		
<i>Not energy efficient - higher running costs</i>		
<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.