



## 14 Meadow Gardens | Sprowston | Norwich | NR6 7RJ

### Price Guide £315,000

GUIDE PRICE: £315,000 - £325,000 \*\* WOW FACTOR EXTENDED HOME \*\* Gilson Bailey are delighted to introduce this impressive three-bedroom home that has been thoughtfully extended and comprehensively modernised throughout. Offered to the market with no onward chain, the property provides stylish, move-in ready accommodation ideal for modern family living. The current owners have carried out an extensive programme of improvements, including a full electrical rewire, installation of a new heating system, a rear extension, newly landscaped outdoor space and a freshly laid driveway providing off-road parking.

The interior has been designed with modern living in mind, featuring bright open spaces and contemporary finishes. The ground floor centres around a superb open-plan living, dining and kitchen area, enhanced by eye-catching herringbone flooring. The kitchen itself is newly fitted with sleek cabinetry, quality worktops and integrated appliances, while bi-fold doors open out onto the garden, allowing plenty of natural light and creating a seamless connection to the outdoor space.

Upstairs, the property offers three comfortable bedrooms along with a newly installed and stylishly presented family bathroom. The main bedroom also benefits from built-in wardrobe storage.

Outside, the rear garden enjoys a south-westerly aspect and has been attractively arranged with a combination of patio seating areas and lawn, making it ideal for relaxing or entertaining. To the front, the property features a driveway providing convenient off-street parking. This is a superb opportunity to purchase a fully modernised home ready to move straight into, and viewing is highly recommended to appreciate everything it has to offer.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, stairs and any other items are approximate and not necessarily to scale for any specific dimension or area statement. 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 necessarily in place and are shown as to their condition or intended condition only.

### Location

This desirable suburb lies to the north 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 kitchen/diner, dining room and stairs to first floor.

#### Lounge 18'2" x 13'6"

Bi-fold patio doors, double glazed window, two radiators.

#### Dining Room 15'2" x 13'10"

Radiator, large storage cupboard.

#### Kitchen/Diner 13'10" x 8'10"

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

#### Shower Room 7'2" x 3'10"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 13'11" x 8'2"

Double glazed window, radiator, built in wardrobes.

#### Bedroom Two 12'1" x 7'7"

Double glazed window, radiator.

#### Bedroom Three 8'11" x 5'11"

Double glazed window, radiator.

#### Bathroom 7'8" x 4'7"

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

#### Outside Front

Shingled driveway providing off road parking.

#### Outside Rear

Patio seating area, lawned garden, shingled play area, enclosed by timber fencing.

#### Local Authority

Broadland District Council, Tax Band C.

#### Tenure

Freehold

#### Utilities


Ultrafast 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

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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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