



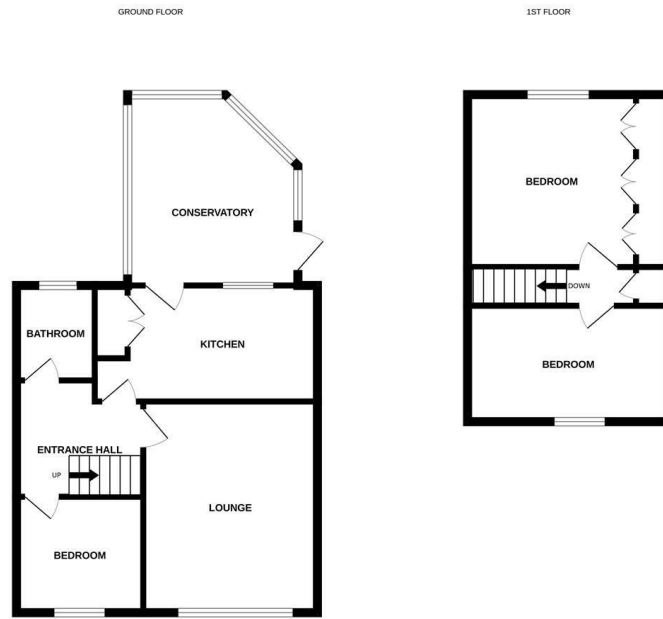
6 Trendall Road | Sprowston | Norwich | NR7 8BL

Guide Price £270,000

****GUIDE PRICE £270,000 - £280,000 OFFERED WITH NO ONWARD CHAIN****

Gilson Bailey are delighted to present this well-presented three-bedroom detached home, occupying a generous corner plot and quietly tucked away in a cul-de-sac within the highly sought-after suburb of Sprowston. Offering flexible living accommodation, the ground floor comprises an entrance hall, a comfortable lounge, fitted kitchen, bathroom, bedroom and a bright conservatory overlooking the garden. Upstairs, two further bedrooms are accessed off the landing, providing versatile space for family living, guests or a home office. Externally, the property enjoys lawned gardens to the front and side, a driveway providing off-road parking leading to a single garage, and an enclosed rear garden ideal for relaxing or entertaining. Benefiting from double glazing, gas central heating and offered with no onward chain, this attractive home would suit a wide range of buyers – early viewing is highly recommended.





While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any omission or misstatement. 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 Metaplan (2020)

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, bedroom, bathroom and stairs to first floor.

Lounge 13'9" x 11'5"

Double glazed window, radiator.

Kitchen 13'4" x 7'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, two cupboards, double glazed window, radiator, door to rear.

Bathroom 6'2" x 5'4"

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

Bedroom Three 8'3" x 7'7"

Double glazed window, radiator.

Conservatory 12'5" x 11'1"

Double glazed construction with door to garden.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'1" x 10'11"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 13'0" x 7'11"

Double glazed window, radiator, built in wardrobes.

Outside Front

Lawned gardens to front and side and a driveway providing off road parking leading to a single garage.

Outside Rear

Lawned garden enclosed by fencing and walling.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

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) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Broadland District Council, Tax Band C

Tenure

Freehold