



40 North Walsham Road | Sprowston | Norwich | NR6

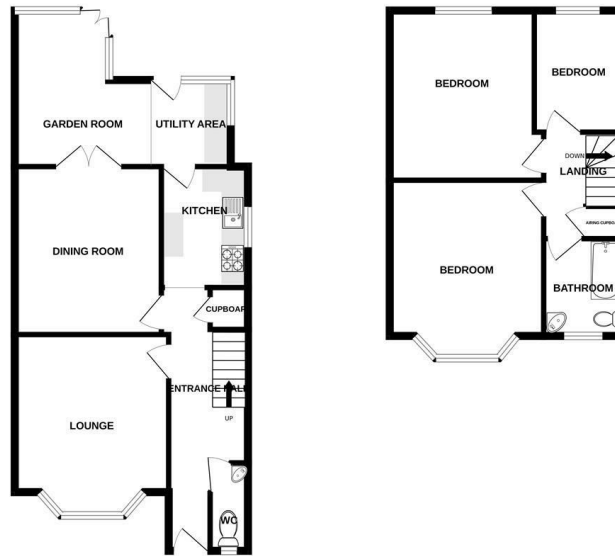
Offers In Excess Of £340,000

****EXTENDED DETACHED FAMILY HOME**** Gilson Bailey are delighted to offer this well-presented and extended three-bedroom detached home situated within the highly sought-after suburb of Sprowston. Offering spacious and beautifully maintained accommodation throughout, the property comprises a welcoming entrance hall, attractive bay-fronted lounge, separate dining room, fitted kitchen, bright garden room with utility area and convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom accessed from the landing. Externally, the property benefits from a large front driveway providing ample off-road parking, while to the rear there is a detached garage and a generous private garden ideal for family living, entertaining and outdoor enjoyment. Further benefits include double glazing, gas central heating and excellent decorative condition throughout, making this an ideal family home ready to move straight into.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, contents and appearance shown here are based on plans and the purchaser will be liable to verify the accuracy of the information given. Made with MyPlan 10/2014

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, dining room, WC, access to kitchen and stairs to first floor.

Lounge 13'2" x 11'1"

Double glazed windows, radiator, fireplace with brick surround.

Dining Room 12'3" x 10'8"

Radiator, electric fireplace.

Kitchen 8'9" x 6'4"

Fitted wall and base unit with worktops over, sink and drainer, fitted hob and oven, double glazed window.

Garden Room 16'4" x 11'5"

Double glazed construction with doors to garden, radiator, space for washing machine, dishwasher and tumble dryer.

WC

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'2" x 11'1"

Double glazed windows, radiator.

Bedroom Two 12'3" x 10'8"

Double glazed window, radiator.

Bedroom Three 8'11" x 6'5"

Double glazed window, radiator.

Bathroom 6'10" x 5'11"

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

Outside Front

Large driveway providing ample off road parking.

Outside Rear

Patio seating area, lawned garden, single detached garage, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band D.

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		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.