

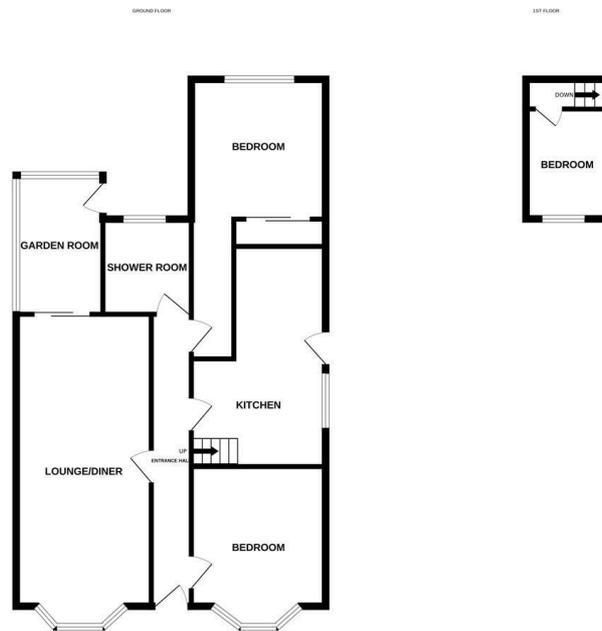


**219 Wroxham Road | | Norwich | NR7 8AQ**

## **Price Guide £325,000**

GUIDE PRICE: £325,000 - £350,000 **\*\*DETACHED CHALET BUNGALOW ON A SPACIOUS PLOT OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to present this spacious and extended three-bedroom detached chalet bungalow, occupying a generous plot in the highly sought-after suburb of Sprowston. Offering versatile accommodation throughout, the ground floor comprises an entrance hall, a bright and spacious lounge/diner, fitted kitchen, modern shower room, two bedrooms and a garden room overlooking the rear garden. Upstairs, a further bedroom is complemented by ample loft space, providing additional flexibility. Externally, the property boasts a large driveway offering ample off-road parking leading to a single garage, while to the rear there is a substantial, private and mature garden – perfect for families and outdoor entertaining. Benefiting from double glazing, gas central heating and offered with no onward chain, this fantastic home offers wonderful potential and early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not deemed to be included in the price of the property unless otherwise stated. Made with Metropac 12/2018

### 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/diner, kitchen, two bedrooms, shower room and stairs to first floor.

#### Lounge/Diner 24'5" x 10'5"

Double glazed window, radiator.

#### Kitchen 17'6" x 10'5"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine and dishwasher, radiator, double glazed window, door to side.

#### Shower Room 7'4" x 6'10"

Walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

#### Garden Room 11'0" x 6'9"

Door to rear.

#### Bedroom One 21'10" x 10'5"

Double glazed window, radiator, built in wardrobes.

#### Bedroom Two 12'7" x 10'5"

Double glazed window, radiator.

### First Floor Landing

Door to:

#### Bedroom Three 7'1" x 10"

Double glazed window, storage.

### Outside Front

Large driveway providing off road parking leading to a single garage.

### Outside Rear

Well maintained lawned garden, mature plants and shrubs, patio area, shed, summerhouse, enclosed by fencing and hedging.

### Local Authority

Broadland District Council, Tax Band D.

### Tenure

Freehold

### Utilities

Fibre to the property.

Mains gas, water and electric.


**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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>55</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**

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.

<https://www.gilsonbailey.co.uk>  
 01603764444