



21 Lone Barn Road | Sprowston | Norwich | NR7 8HZ

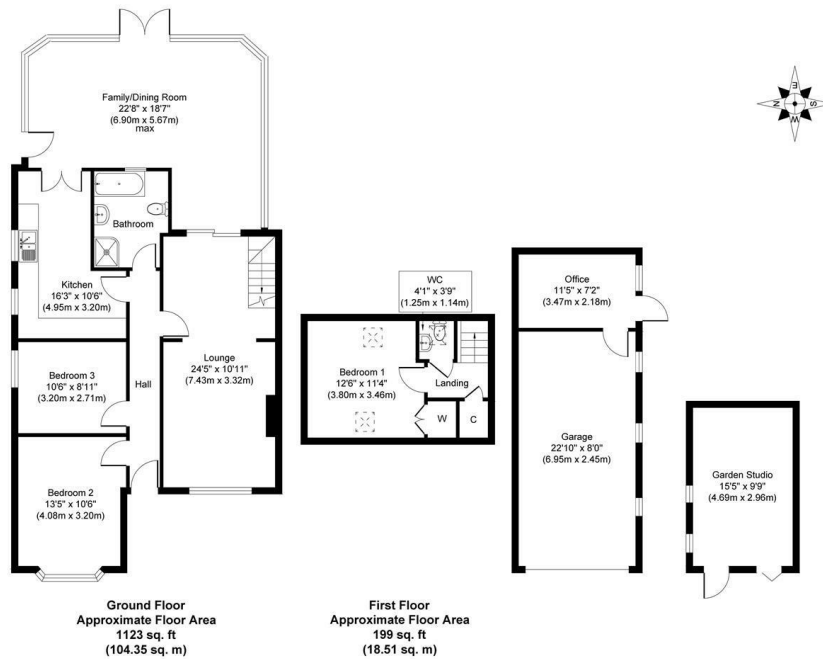
£375,000

**** BEAUTIFULLY PRESENTED EXTENDED CHALET BUNGALOW WITH LARGE GARAGE AND OUTSIDE STUDIO **** Gilson Bailey are delighted to offer this exceptional and extended three-bedroom semi-detached bungalow, located in the highly popular suburb of Sprowston.

The accommodation comprises a spacious entrance hall, two double bedrooms, a large lounge/ snug with staircase leading to the first-floor principal bedroom, with a separate cloakroom, the ground floor is completed by a stunning four piece family bathroom, a modern fitted kitchen, and an impressive 6.90 metre family/dining room.

Externally, the property benefits from a driveway providing ample off-road parking, a large garage with access to an external office, and a stunning garden studio offering versatile use. Currently arranged as an outdoor bar, it is ideal for entertaining and is complemented by a further patio area and a well-proportioned lawn. Further features include double glazing and gas central heating throughout. This superb property would appeal to a wide range of buyers, and an internal viewing is highly recommended to fully appreciate the quality and space on offer.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Door to

Hallway

Radiator

Bedroom Two

Double Glazed window to front, radiator.

Bedroom Three

Double Glazed window to side, radiator.

Lounge

Double glazed window to front, 2 radiators, stairs to first floor bedroom.

Bathroom

Frosted Double glazed window, Low level WC, Vanity wash basin, bath, separate shower cubicle, heated towel rail.

Kitchen

Two Double glazed windows to side, quality fitted wall and base units with worktops over, 1 and a half sink and drainer, space for utilities, built in cooker and grill, 4 ring hob with extractor over, built in

Family/Dining Room

Double glazed windows and doors to garden, feature wood burner, two radiators.

Landing

Door to wardrobe, bedroom and WC.

WC

Double glazed Velux Window, low level WC, wash basin.

Bedroom One

Two Double glazed Velux windows, radiator, wardrobe and eaves storage.

Front Garden

Shingled driveway providing off road parking, enclosed by low level fencing and wall.

Rear Garden

Enclosed by fencing, lawned with further parking area, feature garden studio which is currently set up as a bar measuring 4.69 x 2.96 with double glazed doors and window to side.

Large Garage 22'6" x 11'5"

With electric door, door to outside office measuring 3.41 x 2.18 to the rear of garage with fitted cupboards and double glazed door to garden.

Tenure

Freehold

Utilities

Broadband - Fibre to Property.
Mains gas, electric and water.

Local Authority


Broadland District Council - Tax Band C

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	68	76
(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

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.