



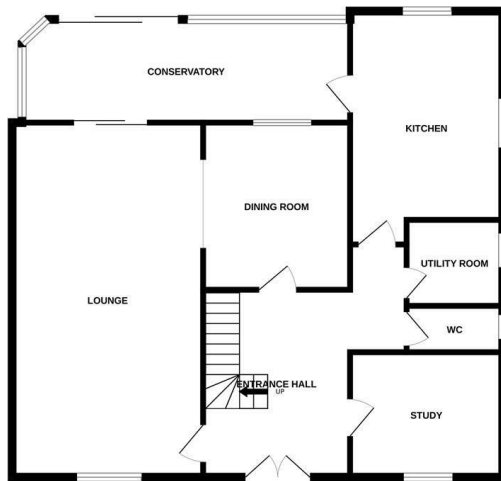
**9 Blue Boar Lane | | Norwich | NR7 8RX**

## Offers In Excess Of £500,000

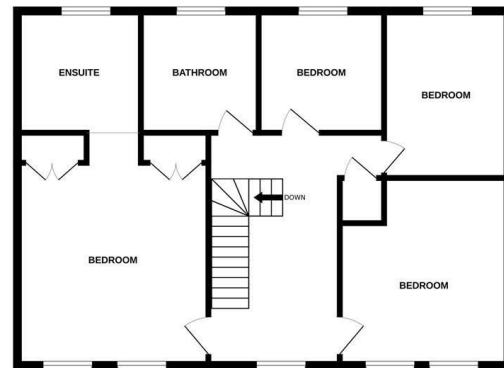
**\*\*SUBSTANTIAL RARELY AVAILABLE DETACHED HOUSE IN A SOUGHT AFTER POSITION\*\*** Gilson Bailey are delighted to offer this substantial and spacious extended four-bedroom detached home, tucked away in a quiet position within the highly sought-after suburb of Sprowston. Offering generous and versatile accommodation throughout, the property comprises a welcoming entrance hall, comfortable lounge, separate dining room, fitted kitchen, utility room, study, conservatory and ground floor WC. Upstairs, there are four well-proportioned bedrooms and a modern family bathroom accessed from the landing, with the principal bedroom further benefiting from a stylish ensuite shower room. Externally, the property enjoys a large sweeping driveway providing ample off-road parking, a detached garage and a good-sized private rear garden, ideal for family living and entertaining. Benefiting from gas central heating and offered with no onward chain, this impressive home presents an exciting opportunity for buyers looking to further modernise and create a truly exceptional long-term family residence.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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 operability or efficiency can be given.  
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**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, study, kitchen, utility room, WC and stairs to first floor.

**Lounge 23'11" x 12'10"**

Window, sliding patio doors, two radiators.

**Dining Room 11'3" x 9'10"**

Window.

**Kitchen 15'8" x 10'4"**

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for dishwasher, two windows.

**Utility Room 6'5" x 5'9"**

Space for washing machine, sink and drainer, window, boiler.

**Study 10'4" x 8'5"**

Window, radiator.

**Conservatory 22'2" x 8'2"**

Double glazed construction with radiator and patio doors to garden.

**WC**

Low level WC, hand wash basin, window.

**First Floor Landing**

Doors to four bedrooms and bathroom.

**Bedroom One 14'0" x 12'11"**

Two windows, radiator, built in wardrobes.

**En-Suite 7'10" x 7'4"**

Shower cubicle, low level WC, hand wash basin, radiator, frosted window.

**Bedroom Two 12'4" x 10'2"**

Two windows, radiator, wardrobe.

**Bedroom Three 11'4" x 8'3"**

Window, radiator.

**Bedroom Four 8'9" x 8'4"**

Window, radiator.

**Bathroom 8'3" x 7'10"**

Corner bath, low level WC, hand wash basin, radiator, frosted window.

**Outside Front**

Large shingled driveway, lawned garden and a detached garage.

**Outside Rear**

Patio area, lawned garden, enclosed by fencing and hedging with side gate access.

**Local Authority**

Broadland District Council, Tax Band F.

**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
<i>Very energy efficient - lower running costs</i>		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Broadland District Council, Tax Band F

**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.