



5 Rimington Road | Sprowston | Norwich | NR7 8EB

Price Guide £300,000

****PRICE GUIDE £300,000 - £320,000 **MUST VIEW EXTENDED THREE / FOUR BED SEMI **** Gilson Bailey are delighted to offer this spacious and extended four-bedroom semi-detached family home, ideally located in the highly sought-after suburb of Sprowston. The versatile accommodation includes an entrance hall, lounge, dining room, kitchen, family room, shower room and conservatory on the ground floor, while upstairs offers three bedrooms off landing with a fourth bedroom/ study accessed from bedroom three offering flexible living. Outside, the property boasts a large driveway providing ample off-road parking, a single garage and a generous, mature rear garden with extensive paving. Benefiting from gas central heating, double glazing and offered with no onward chain, this well-proportioned home represents a fantastic opportunity for families seeking space, convenience and potential – early viewing is strongly advised.





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 error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any subsequent purchase. The layout, contents and appearance shown here are those intended and no guarantee is to be made as to the accuracy of the floorplan. Made with Metaphor 10/2001

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

Door to family room and stairs to first floor.

Family Room 14'1" x 9'10"

Double glazed window, radiator.

Lounge 13'5" x 10'10"

Radiator, storage cupboard.

Dining Room 10'0" x 9'9"

Patio doors, radiator.

Kitchen 14'0" x 5'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, radiator.

Shower Room 6'11" x 6'5"

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

Conservatory 11'2" x 9'10"

Double glazed construction patio doors to garden.

First Floor Landing

Doors to three bedrooms.

Bedroom One 12'10" x 9'11"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 13'5" x 9'5"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 10'0" x 7'5"

Double glazed window, radiator.

Bedroom Four 10'0" x 6'4"

Double glazed window, radiator.

Outside Front

Large brick weave driveway providing off road parking leading to single garage.

Outside Rear

Large paved garden, mature plants and shrubs, timber shed, greenhouse, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities


Full fibre broadband available.
Mains 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		78
(55-68) D	69	
(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 C

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.

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