



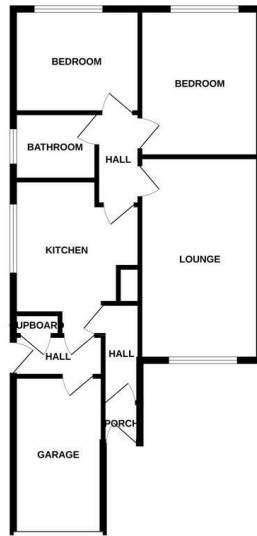
23 Firtree Road | | Norwich | NR7 9LG

Offers In Excess Of £250,000

****DETACHED BUNGALOW IN A QUIET CUL-DE-SAC**** Gilson Bailey are delighted to offer this two bedroom detached bungalow, pleasantly tucked away within a quiet cul-de-sac in the highly sought-after suburb of Sprowston. Offering comfortable and practical accommodation all on one level, this appealing property presents an excellent opportunity for first-time buyers or those looking to downsize in a desirable and peaceful location. The accommodation comprises a welcoming entrance hall, lounge, fitted kitchen, bathroom and two good-sized bedrooms, providing a versatile layout to suit a variety of needs. Outside, the bungalow benefits from a driveway providing off-road parking and leading to a garage, while to the rear is an enclosed, mature garden, offering a lovely setting for gardening, entertaining or simply relaxing and enjoying the warmer months. Further benefits include double glazing and gas heating. Combining two bedrooms, a detached position, useful parking and garaging, attractive outside space and a peaceful cul-de-sac setting in the popular suburb of Sprowston, this charming bungalow would make a fantastic first-time purchase or an ideal choice for those seeking single-storey living, so be quick to book a viewing.



GROUND FLOOR



NRT/SLG

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, masses 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 in conjunction with the property and the seller's description. The services, systems and appliances shown have not been tested and the purchaser agrees to take responsibility for any errors or omissions. Made with Metaphor (2020)

Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Door to:

Kitchen 12'8" x 10'4"

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

Lounge 16'7" x 9'10"

Double glazed window, radiator.

Bathroom 6'10" x 5'6"

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

Bedroom One 12'1" x 9'10"

Double glazed window, radiator.

Bedroom Two 10'4" x 8'5"

Double glazed window, radiator.

Outside Front

Mature garden and driveway providing off road parking leading to a garage.

Outside Rear

Lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

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		
(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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