



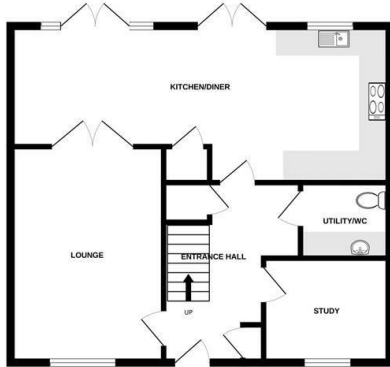
**36 Kingfisher Road | Sprowston | Norwich | NR7 8GX**

**Offers In Excess Of £485,000**

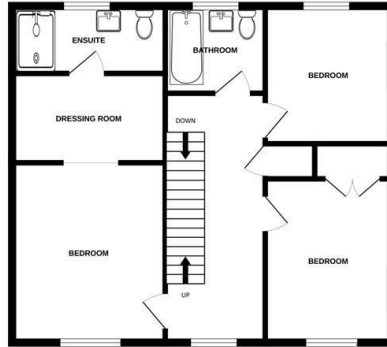
**\*\*A MUST SEE SUBSTANTIAL FIVE BEDROOM DETACHED HOUSE\*\*** Gilson Bailey are delighted to offer this substantial five-bedroom detached family home, ideally situated within the highly sought-after suburb of Sprowston and offering an impressive amount of living space arranged over three floors. Designed with modern family life in mind, this spacious and versatile property provides a superb balance of reception space and bedroom accommodation, making it ideal for growing families. The ground floor features a welcoming entrance hall, a comfortable lounge, a contemporary kitchen/dining room perfect for everyday living and entertaining, a useful office/playroom and a practical utility room with WC. The first floor offers three well-proportioned double bedrooms and a family bathroom, with the principal suite benefitting from a walk-in dressing room and a private en-suite shower room. Occupying the second floor are two further generous double bedrooms and an additional shower room, creating an ideal space for older children, guests or multi-generational living. Outside, the property enjoys a driveway providing off-road parking and access to a single garage, while the enclosed rear garden offers a generous lawned area with plenty of room for family activities, outdoor dining and relaxation. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. Conveniently located close to local amenities, schools and transport links, this fantastic home offers the space and flexibility that modern families demand, and early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



2ND 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, kitchen/diner, office/playroom, utility/wc and stairs to first floor.

### Lounge 15'7" x 10'11"

Double glazed window, radiator.

### Kitchen/Diner 27'3" x 11'3"

Quality fitted wall and base units with worktops over, sink and drainer, fitted hob and double ovens, integrated fridge/freezer and dishwasher, two sets of patio doors to garden, radiator, understairs cupboard.

### Office/Playroom 8'11" x 7'6"

Two double glazed windows, radiator.

### Utility/WC 6'4" x 5'5"

Integrated washing machine, fitted base units with worktops over, hand wash basin, low level WC, heated towel rail, extractor fan.

## First Floor Landing

Doors to three bedrooms, bathroom, airing cupboard and stairs to second floor.

### Bedroom One 13'0" x 10'11"

Double glazed window, radiator.

### Dressing Room 10'11" x 6'6"

Radiator.

### En-Suite 10'11" x 4'11"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Bedroom Three 11'10" x 9'0"

Two double glazed windows, radiator, built in wardrobe.

### Bedroom Five 9'8" x 8'4"

Two double glazed windows, radiator.

### Bathroom 7'1" x 6'2"

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

## Second Floor Landing

Doors to two bedrooms and shower room.

### Bedroom Two 16'8" x 10'10"

Double glazed window, Velux window, two radiators.

### Bedroom Four 11'10" x 10'9"

Double glazed window, radiator.

### Shower Room 6'6" x 5'8"

Shower cubicle, low level WC, hand wash basin, heated towel rail, Velux window.

## Outside Front

Small lawned area to the front and large brick weave driveway providing ample off road parking leading to a single garage.

## Outside Rear

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

## Local Authority

Broadland District Council, Tax Band E.

## Tenure

Freehold

Service charge £80 per annum

## 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) <b>A</b>                          |                            | <b>92</b>                                                                           |
| (81-91) <b>B</b>                            | <b>84</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>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

### Local Authority

Broadland District Council, Tax Band E

### 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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