



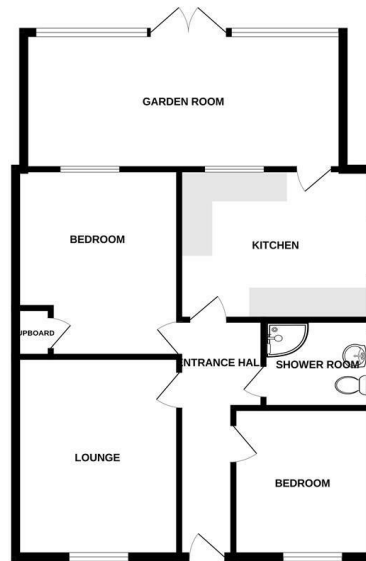
39 Peregrine Road | | Norwich | NR7 8JF

Guide Price £280,000

****GUIDE PRICE £280,000 - £300,000 OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this beautifully presented and extended, two bedroom semi-detached bungalow, ideally positioned within the highly sought-after suburb of Sprowston and offered with the welcome advantage of no onward chain. Providing comfortable and well-planned accommodation, the property comprises an entrance hall, inviting lounge, modern fitted kitchen, shower room and two well-proportioned bedrooms, while the extension provides a large garden room overlooking the rear garden, creating a fantastic additional living space for relaxing, dining or entertaining. Outside, the bungalow benefits from a driveway providing off-road parking and a single garage, while to the rear is a private, mature and fully enclosed garden, offering an attractive setting to enjoy throughout the warmer months. Further benefits include double glazing and gas heating. Combining excellent presentation, extended living space, generous outside space and a desirable Sprowston location, this chain-free bungalow would make an excellent first-time purchase or an ideal choice for those looking to downsize, so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other details 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 prospective purchaser. The accuracy, validity and applicability of this plan are not to be relied upon for any purpose other than to provide a general guide only. Made with Metaphor 12/2019

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, two bedrooms and shower room.

Lounge 14'11" x 10'11"

Double glazed window, radiator.

Kitchen 12'5" x 9'9"

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

Shower Room 7'0" x 5'7"

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

Garden Room 19'8" x 8'11"

Double glazed construction with patio doors to garden.

Bedroom One 12'0" x 10'11"

Double glazed window, radiator, cupboard.

Bedroom Two 9'8" x 8'11"

Double glazed window, radiator.

Outside Front

Lawned and shingled garden and driveway providing off road parking.

Outside Rear

Private seating area, lawned garden, mature plants and shrubs, single garage, 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		86
(69-80) C	70	
(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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