



10 Greylag Close | | Sprowston | NR7 8FQ

Offers In Excess Of £335,000

**** WOW FACTOR EXTENDED SEMI DETACHED HOUSE IN A TUCKED AWAY LOCATION **** Gilson Bailey are delighted to offer this incredible extended **FOUR BEDROOM, THREE STOREY TOWNHOUSE** situated in a tucked away location overlooking woodland on a **MODERN ESTATE** in the popular suburb of Sprowston. Accommodation comprising entrance hall, quality fitted kitchen/ dining room, lounge with open plan access to a stunning family room with bi-fold doors to the rear garden and WC to the ground floor. On the first floor there are three good size double bedrooms and a bathroom off landing and to the second floor there is a stunning large bedroom with an en suite shower room. Outside there is off road parking to the side, single garage and an enclosed low maintenance rear garden with artificial grass and decked area ideal for entertaining. The house benefits from double glazing, gas heating, high quality flooring, and is in excellent condition throughout. The property makes an excellent family home so be quick to book a viewing as the Vendors have found their next property.





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

Door to

Hall

Understairs storage cupboard, stairs to first floors, radiator.

WC

Frosted window, low level WC, Wash Basin, radiator.

Kitchen/ Dining Room 15'5" x 9'8"

Fitted wall and base units with worktops over, Built in oven with 4 ring hob and extractor, 1 and half sink and drainer, built in dishwasher and washer dryer, space for fridge freezer, cupboard housing gas boiler, radiator.

Lounge 16'7" x 10'2"

Radiator, opening to family room

Family Room 13'2"x 9'2"

Bi fold doors to garden, wall mounted radiator.

Bedroom 10'2" x 6'8"

Double glazed window, radiator.

Bedroom 13'1":36'1" x 9'7"

Double glazed window, radiator.

Bedroom 8'9" x 9'7"

Double glazed window, radiator.

Bathroom

Frosted window, Low level WC, wash basin, bath with shower over, heated towel rail.

Main Bedroom 19'9" x 13'2"

Double glazed window and Velux, 2 radiators.

En Suite

Low level WC, wash basin, Shower cubicle and 2 Velux windows.

Outside

Driveway with off road parking and single garage with power and lighting.

Artificial grass and decked area enclosed by timber fencing.

Local Authority

Broadland District Council - Tax Band C

Tenure

Freehold - Please note that an Estate Fee of £95.54pa is payable.

Utilities

Fibre to the property broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(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	

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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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