



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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26 Pioneer Road | | Norwich | NR6 7PA

Offers In Excess Of £325,000

****STUNNING DETACHED HOUSE IN A QUIET CUL-DE-SAC**** Gilson Bailey are delighted to offer this stunning three-bedroom detached house, tucked away within a quiet cul-de-sac in the highly sought-after suburb of Sprowston. Beautifully presented throughout, this superb home offers spacious and versatile accommodation ideal for modern family living, comprising a welcoming entrance hall, generous lounge, stylish kitchen/diner, ground floor bedroom, bright conservatory and convenient WC. Upstairs, there are two further well-proportioned bedrooms and a modern bathroom accessed off landing. Outside, the property continues to impress with a large driveway providing ample off-road parking, leading to a partly converted garage currently utilised as a home salon, offering fantastic flexibility for a variety of uses including a home office or gym. To the rear, a generous and immaculately maintained garden provides the perfect space for entertaining or relaxing. Benefiting from double glazing, gas central heating and being in excellent condition throughout, this wonderful property would make an exceptional family home and early viewing is highly recommended.

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		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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, bedroom, WC and stairs to first floor.

Lounge 16'9" x 10'5"

Two double glazed windows, radiator.

Kitchen/Diner 16'9" x 9'6"

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

Bedroom Three 8'3" x 7'10"

Double glazed window, radiator.

Conservatory 8'2" x 7'8"

Double glazed construction with door to garden.

WC

Low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 12'6" x 10'5"

Double glazed window, radiator, cupboard.

Bedroom Two 12'5" x 8'5"

Double glazed window, radiator, cupboard.

Bathroom 8'2" x 5'2"

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

Home Salon 12'1" x 8'9"

Power and lighting, double glazed window, two cupboards.

Outside Front

Driveway providing ample off road parking leading to the garage.

Outside Rear

Patio and decking seating areas, artificial lawn, 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.

