



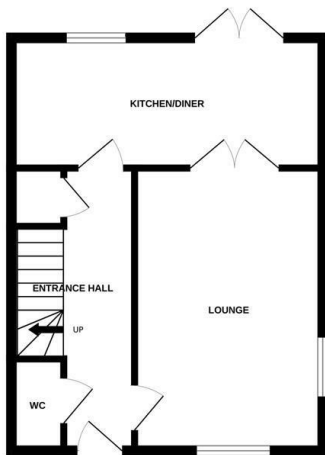
15 Flycatcher Way | | Norwich | NR7 8UN

Offers In Excess Of £315,000

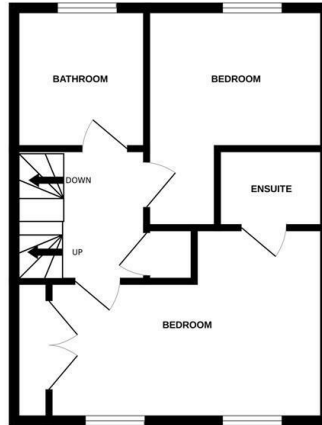
****STUNNING MODERN HOME OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this beautifully presented three-storey, three-bedroom end terrace home, ideally located within the highly sought-after suburb of Sprowston. Stylishly arranged over three floors, this spacious and versatile property offers modern family living at its finest, featuring an inviting entrance hall, comfortable lounge, contemporary kitchen/diner perfect for entertaining and a convenient ground floor WC. The first floor provides two well-proportioned bedrooms and a family bathroom off landing, with bedroom two benefiting from a private en-suite shower room, while the impressive top-floor principal bedroom enjoys its own en-suite, creating a superb private retreat. Outside, the property boasts an enclosed rear garden ideal for relaxing and entertaining, along with a garage and driveway parking. Further benefits include double glazing, gas central heating and the added advantage of no onward chain. Situated close to excellent local amenities, schools and transport links, this fantastic home is perfect for growing families and early viewing is highly recommended.



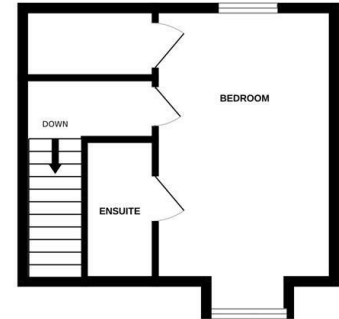
GROUND FLOOR



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, WC and stairs to first floor.

Lounge 15'8" x 10'5"

Two double glazed windows, two radiators.

Kitchen/Diner 17'4" x 7'2"

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

WC

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

First Floor Landing

Doors to two bedrooms, bathroom and stairs to second floor.

Bedroom Two 15'5" x 10'9"

Two double glazed windows, radiator, built in wardrobes.

En-Suite 6'0" x 4'3"

Shower cubicle, low level WC, hand wash basin, radiator.

Bedroom Three 12'1" x 10'2"

Double glazed window, radiator.

Bathroom 7'10" x 7'4"

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

Second Floor Landing

Door to:

Bedroom One 15'5" x 10'5"

Two double glazed windows, two radiator, large walk-in cupboard.

En-Suite 8'2" x 3'7"

Shower cubicle, low level WC, hand wash basin, radiator, double glazed window.

Outside Front

Driveway providing off road parking leading to garage.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, enclosed by timber fencing with rear gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Service charge £100 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) A		94
(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	

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.