



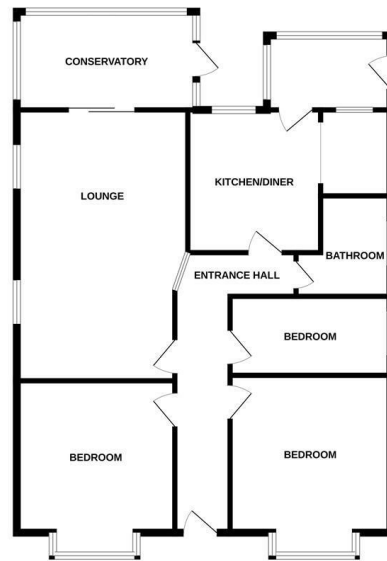
7 Greenborough Close | | Sprowston | NR7 9HL

Best Offers Over £325,000

**** DETACHED BUNGALOW ON A LARGE PLOT OFFERED WITH NO ONWARD CHAIN **** Tucked away in a peaceful cul-de-sac within the ever-popular suburb of Sprowston, this three-bedroom detached bungalow is set on a large plot offering so much potential for extension (STP), with the perfect blend of comfort, space, and convenience. The property features three well-proportioned bedrooms, a large lounge, a kitchen/diner, and a family bathroom, complemented by a charming conservatory that enjoys views over the stunning, mature rear garden – ideal for relaxing or entertaining. Outside, a generous driveway provides ample off-road parking leading to a single garage, while the attractive, well-kept front and rear gardens create a wonderful first impression. With gas central heating, double glazing, and no onward chain, this superb bungalow offers you the chance to add your own stamp and enjoy a wonderful family home!



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 is not guaranteed and is subject to prior agreement in writing with the seller. 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 three bedrooms, lounge, kitchen/iner and bathroom.

Lounge 20'4" x 12'11"

Two double glazed windows, radiator, sliding patio doors.

Kitchen/Diner 15'1" x 10'9"

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

Conservatory 13'8" x 7'5"

Double glazed construction with door to garden.

Bathroom 7'9" x 7'5"

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

Bedroom One 13'2" x 11'11"

Double glazed window, radiator.

Bedroom Two 12'0" x 12'0"

Double glazed window, radiator.

Bedroom Three 12'0" x 5'10"

Double glazed window, radiator.

Outside Front

Shingled garden and driveway providing ample off road parking leading to a single garage.

Outside Rear

Paved, shingled and lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(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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