



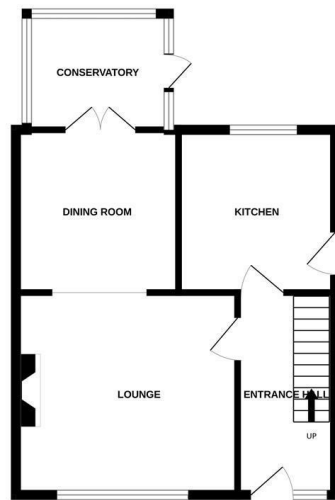
18 Moorland Close | | Norwich | NR7 8HD

Offers In Excess Of £250,000

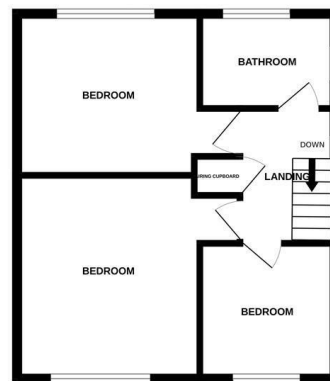
****SEMI DETACHED HOUSE ON A CORNER PLOT WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this charming three-bedroom semi-detached home, tucked away in a quiet cul-de-sac within the highly sought-after suburb of Sprowston. Offering generous living space and excellent potential, this attractive property comprises an entrance hall, comfortable lounge, separate dining room, fitted kitchen, and a bright conservatory overlooking the garden, creating a versatile layout ideal for modern family life. To the first floor, there are three well-proportioned bedrooms and a family bathroom accessed from the landing. Externally, the property enjoys a mature front garden, a driveway providing off-road parking, and a substantial private rear garden, perfect for entertaining, gardening enthusiasts, or family enjoyment. A particular feature of the property is the large timber workshop, offering excellent storage or potential for a hobby space, home office, or studio. Further benefits include double glazing, gas central heating, and the added advantage of being offered with no onward chain. Combining a peaceful setting with spacious accommodation and fantastic outdoor space, this wonderful home would make an ideal first-time purchase or family home, and early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items 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 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 and stairs to first floor.

Lounge 13'1" x 11'11"

Double glazed window, radiator.

Dining Room 9'6" x 9'6"

Radiator, patio doors.

Kitchen 9'6" x 9'4"

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

Conservatory 10'1" x 7'6"

Double glazed construction with door to garden.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'6" x 11'11"

Double glazed window, radiator.

Bedroom Two 13'5" x 9'9"

Double glazed window, radiator.

Bedroom Three 7'11" x 7'11"

Double glazed window, radiator.

Bathroom 7'10" x 5'6"

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

Outside Front

Mature plants and shrubs and a driveway providing off road parking.

Outside Rear

Large lawned garden, mature plants and shrubs, timber shed, large workshop, enclosed by timber fencing.

Local Authority

Norwich City 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		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City 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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