



**108 Blithewood Gardens | | Sprowston | NR7 8PW**

**Guide Price £220,000**

**\*\*GUIDE PRICE £220,000 TO £230,000 \*\*QUIET SPOT OVERLOOKING THE GREEN\*\*** Gilson Bailey are delighted to offer this well presented three-bedroom semi-detached home, quietly tucked away in the highly sought-after suburb of Sprowston. Overlooking an attractive green to the front, the property offers well-proportioned accommodation comprising an entrance hall, a spacious lounge/diner perfect for both relaxing and entertaining, and a well-appointed kitchen to the ground floor. Upstairs, three bedrooms and a family bathroom are accessed off the landing. Externally, the home continues to impress with a generous lawned front garden, an enclosed rear garden ideal for outdoor enjoyment, and a single brick-built garage with power and lighting plus driveway parking in front. Benefiting from double glazing, gas central heating and presented in excellent condition throughout, this superb home would make an ideal first-time purchase – early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, windows, doors 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, fixtures and appliances shown here are not intended as a guarantee as to their operation or efficiency and may be given. Made with Metropac 12/2011

### 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

Door to lounge/diner, open access to kitchen and stairs to first floor.

#### Lounge/Diner 19'11" x 10'11"

Double glazed window, two radiators, door to rear.

#### Kitchen 8'4" x 7'7"

Fitted wall and base units with work tops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer and washing machine, uPVC door to rear.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 12'2" x 10'11"

Double glazed window, radiator.

#### Bedroom Two 10'11" x 8'5"

Double glazed window, radiator.

#### Bedroom Three 12'1" x 7'10"

Double glazed window, radiator.

#### Bathroom 7'8" x 5'4"

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

#### Outside Front

Lawned garden enclosed by brick walling, hedging and timber fencing with timber gate.

### Outside Rear

Lawn, patio area, timber decking seating area, single garage and off road parking in front.

### Local Authority

Broadland District Council, Tax Band B.

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Broadland District Council, Tax Band B

### 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.