







7 Moore Avenue I I Norwich I NR6 7LA

Guide Price £325,000

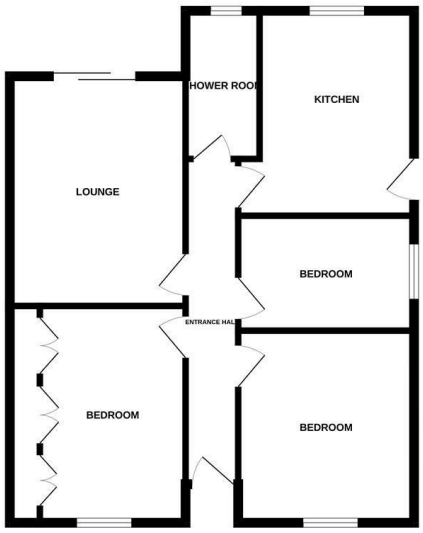
GUIDE PRICE £315,000 - £325,000SEMI DETACHED BUNGALOW WITH A STUNNING REAR GARDEN** Gilson Bailey are delighted to offer this beautifully presented, three-bedroom semi-detached bungalow, superbly situated within the highly sought-after suburb of Sprowston. Boasting a wonderful blend of modern style and comfortable living, this exceptional home features a welcoming entrance hall, a spacious lounge perfect for relaxing and entertaining, a sleek contemporary kitchen, a stylish shower room and three versatile bedrooms ideal for families, guests or home working. Having undergone an extensive programme of refurbishment, the property further benefits from new flooring throughout, replacement skirting boards, re-plastered walls, new internal doors, a brand-new kitchen and shower room, a completely new heating system with replacement pipework and plumbing, and a full rewire, providing complete peace of mind for prospective purchasers. Outside, the property continues to impress with a generous driveway providing ample off-road parking leading to a single garage, while the stunning, extensive rear garden offers a peaceful and private sanctuary with mature planting, beautifully maintained lawns, a charming timber summerhouse and a large garden shed. Benefiting from double glazing, gas central heating and immaculate condition throughout, this superb bungalow is ready to move straight into and is certain to appeal to a wide range of buyers seeking a home in one of Norwich's most desirable residential locations.

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GROUND FLOOR



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, shower room and three bedrooms.

Lounge 13'10" x 10'7"
Sliding patio doors, radiator.

Kitchen 12'4" x 10'7"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, space for washing machine, double glazed window, door to side.

Shower Room 8'11" x 4'5"
Walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom One 13'0" x 8'10"
Double glazed window, radiator, built in wardrobes.

Bedroom Two 10'8" x 10'2"
Double glazed window, radiator.

Bedroom Three 10'7" x 6'6"
Double glazed window, radiator.

Outside Front
Driveway providing off road parking to the front and side leading to a single detached garage with power.

Outside Rear
Raised patio area, lawned gardens, mature plants and shrubs, timber outbuilding, timber shed, greenhouse, 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.

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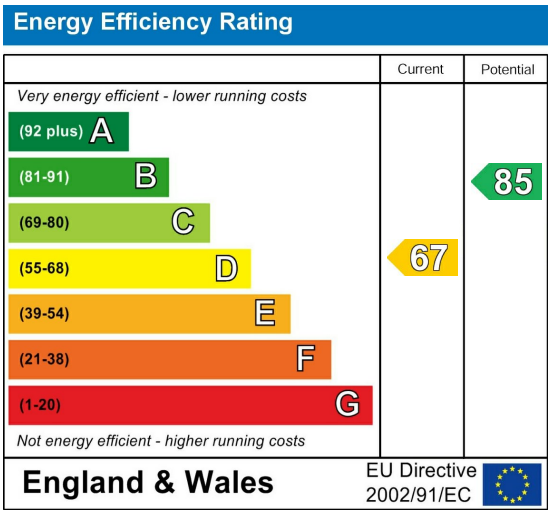












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.