



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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## 28 Wroxham Road | | Norwich | NR7 8TZ

**Offers Over £625,000**

**\*\*SIMPLY STUNNING EXTENDED DETACHED FAMILY HOME\*\*** Gilson Bailey are delighted to offer this spacious, extended and beautifully presented 3/4 bedroom detached family home, ideally situated within the highly sought-after suburb of Sprowston. Offering an exceptional amount of versatile living space, this impressive property has been thoughtfully enhanced to create the perfect home for modern family life. The accommodation comprises a welcoming entrance hall, a generous lounge featuring a striking dual-aspect wood burner, a separate dining room, a stunning contemporary fitted kitchen, a breakfast room, a cosy snug and a useful utility/WC to the ground floor. Upstairs, there are three well-proportioned bedrooms, one of which benefits from a private en-suite shower room, a stylish modern shower room and a study accessed from the landing, with the study benefitting from staircase access to a large and impressive loft room that offers a variety of potential uses including a home office, hobbies room or additional living space. Outside, the property continues to impress with a driveway providing ample off-road parking leading to a single garage, while the stunning, extensive and private rear garden provides a wonderful setting for family enjoyment and entertaining. A particular highlight is the fantastic gazebo complete with power and heating, creating the perfect year-round social space, complemented further by a substantial workshop offering excellent storage or workspace potential. Benefiting from double glazing, gas central heating and excellent decorative order throughout, this outstanding home combines space, style and flexibility in equal measure and is certain to appeal to growing families seeking a property in one of Norwich's most desirable residential locations. Early viewing is highly recommended.

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>		62	76
(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	

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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#### 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 dining room, snug, kitchen, utility/wc and stairs to first floor.

#### Lounge 20'4" x 15'0"

Two double glazed windows, radiator, dual aspect wood burner.

#### Dining Room 15'5" x 11'10"

Bay fronted double glazed windows, radiator, dual aspect wood burner.

#### Kitchen 22'9" x 11'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and double oven, integrated fridge, freezer and dishwasher, double glazed windows, roof skylights, radiator, door to side.

#### Breakfast Room 9'1" x 7'5"

Patio doors, radiator, roof skylights.

#### Snug 12'0" x 9'11"

Stained glass window, radiator.

#### Utility/WC 7'10" x 5'6"

Fitted wall and base units with worktops over, sink, integrated washing machine and tumble dryer, low level WC, stained glass window.

#### First Floor Landing

Doors to three bedrooms, study and shower room.

#### Bedroom One 13'0" x 11'11"

Double glazed window, radiator, built in wardrobes.

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

Double glazed window, radiator, built in wardrobe.

#### En-Suite 7'2" x 5'5"

Shower cubicle, low level WC, hand wash basin, heated towel rail, double glazed window.

#### Bedroom Three 8'7" x 8'5"

Double glazed window, radiator, fitted wardrobes.



#### Shower Room 11'8" x 11'3"

Large walk-in shower cubicle, low level WC, double sink unit, radiator, double glazed window.

#### Study 12'1" x 9'11"

Double glazed window, radiator, stairs to:

#### Loft Room 26'7" x 10'3"

Three velux windows, eaves storage.

#### Outside Front

Well presented garden and large driveway providing ample off road parking leading to:

#### Garage 17'6" x 9'4"

#### Outside Rear

Patio seating area, lawned garden, mature plants, shrubs and trees, large gazebo with power and heating, pond, large workshops, enclosed by timber fencing.

#### Local Authority

Broadland District Council, Tax Band E.

#### 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.

