



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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10 Bourges Court | Sprowston | Norwich | NR7 8GH

£350,000

****STUNNING FAMILY HOME**** Gilson Bailey are proud to offer this stunning and contemporary four-bedroom, three-storey detached family home, enviably positioned overlooking the green within the highly sought-after suburb of Sprowston. Beautifully presented throughout, the ground floor accommodation comprises a welcoming entrance hall, spacious lounge, impressive open-plan modern kitchen/diner ideal for entertaining, utility room and WC. The first floor offers three well-proportioned bedrooms and a family bathroom off landing, with one bedroom enjoying its own en-suite shower room, while the second floor is dedicated to an exceptional principal suite complete with en-suite shower room. Externally, a driveway provides ample off-road parking and leads to a garage and to the rear there is an enclosed garden with decking area – perfect for family life and outdoor entertaining. Benefiting from built in CCTV, alarm system, double glazing, gas central heating and presented in excellent condition throughout, this superb property represents the ideal family home. Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 lounge, kitchen/diner, WC and stairs to first floor.

Lounge 12'11" x 12'2"

Double glazed window, radiator.

Kitchen/Diner 18'0" x 9'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for dishwasher, wine fridge, double glazed window, patio doors, radiator.

Utility Room 7'7" x 5'3"

Fitted base units with worktops over, space for washing machine and fridge/freezer, radiator, door to side.

WC

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to three bedrooms, bathroom and stairs to second floor.

Bedroom Two 12'11" x 10'7"

Double glazed window, radiator.

En-Suite 5'11" x 5'10"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Three 9'6" x 9'6"

Double glazed window, radiator.

Bedroom Four 9'6" x 8'3"

Double glazed window, radiator.

Bathroom 6'10" x 5'7"

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

Second Floor Landing

Door to:

Bedroom One 15'3" x 11'3"

Double glazed window, Velux window, radiator.



En-Suite 6'6" x 5'0"

Shower cubicle, low level WC, hand wash basin, radiator, Velux window.

Outside

Lawned garden with timber decking, enclosed by fencing with side gate access to driveway and garage.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold

Please note there is an Estate Fee payable of £90

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.

