







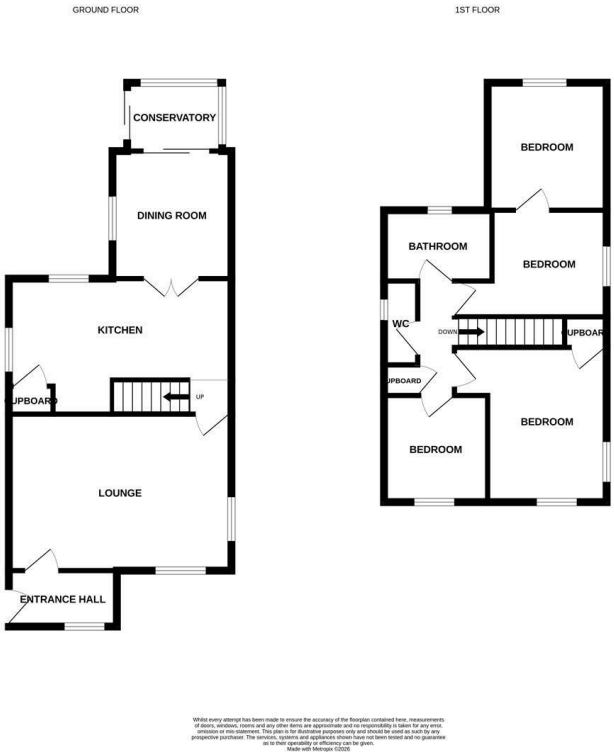
7 Birch Court I I Norwich I NR7 8LJ

Offers Over £250,000

OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this extended four-bedroom detached family home, enviably positioned in a peaceful location overlooking woodland within the highly sought-after suburb of Sprowston. Offering generous and versatile living space throughout, the property comprises an inviting entrance hall, a comfortable lounge, a well-appointed kitchen, a separate dining room and a bright conservatory, creating the perfect layout for both everyday family life and entertaining. Upstairs, there are four well-proportioned bedrooms, a family bathroom and a separate WC, providing ample space for growing families. Outside, the property benefits from a driveway providing off-road parking leading to a single garage, while the enclosed rear garden offers a private and secure space to relax, play or entertain. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. Combining a tranquil woodland setting with spacious accommodation and a highly desirable location close to excellent local amenities, schools and transport links, this fantastic home is sure to generate strong interest. Early viewing is highly 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
Door to:

Lounge 17'0" x 11'9"

Kitchen 17'8" x 8'4"

Dining Room 11'1" x 9'10"

Conservatory 8'2" x 5'8"

First Floor Landing
Doors to three bedrooms, bathroom and WC.

Bedroom One 12'7" x 8'10"

Bedroom Two 10'9" x 9'10"

Bedroom Three 8'2" x 7'6"

Bedroom Four 8'10" x 8'2"

Bathroom 9'10" x 4'7"

WC

Outside Front
Driveway providing off road parking leading to a single garage.

Outside Rear
Low maintenance garden 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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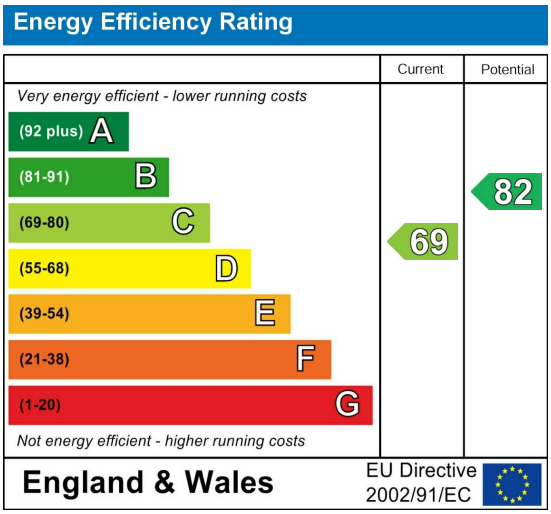












Local Authority

Broadland District 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.