



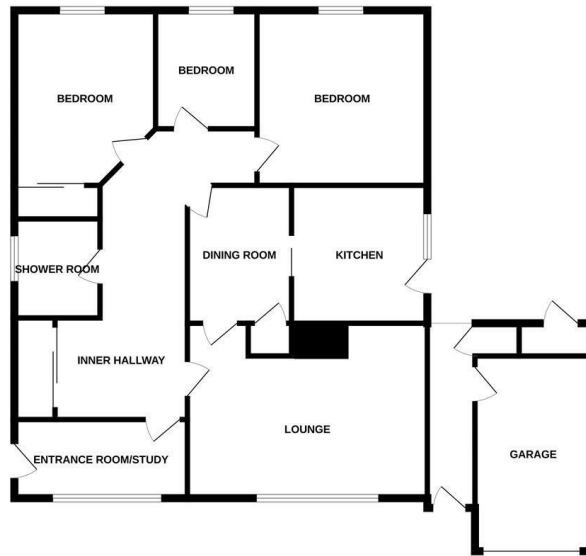
7 Parkland Road | | Norwich | NR6 7RG

£340,000

****DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this spacious three-bedroom detached bungalow, superbly located in the highly sought-after suburb of Sprowston, offering versatile accommodation and exciting potential. The property features a welcoming entrance hall with study area, a generous lounge, separate dining room, well-appointed kitchen, three comfortable bedrooms and a modern shower room, all thoughtfully arranged on a single level. Outside, the home continues to impress with a lawned front garden and driveway providing ample off-road parking leading to a single garage, while to the rear there is a large, beautifully maintained private garden—perfect for relaxing or entertaining. Further benefits include double glazing, gas central heating, a boarded out loft room with ladder access and the added advantage of no onward chain. With scope to reconfigure into a four-bedroom home if desired, this is a fantastic opportunity for a wide range of buyers—early viewing is highly recommended.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other data 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 actual, existing and proposed areas have not been measured and no guarantee as to their accuracy or otherwise can be given. Plans will be made to scale.

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 Room/Study

Radiator and door to

Inner Hallway

Doors to lounge, dining room, three bedrooms and shower room. Large built in cupboard and radiator.

Lounge 17'7" x 12'10"

Double glazed window, radiator.

Dining Room 10'1" x 7'2"

Cupboard.

Kitchen 10'1" x 9'11"

Fitted base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, pantry, breakfast bar, radiator, double glazed window, combi boiler, door to side.

Bedroom One 12'5" x 10'4"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 12'9" x 12'6"

Double glazed window, radiator.

Bedroom Three 8'7" x 7'5"

Double glazed window, radiator.

Shower Room 7'5" x 5'4"

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

Outside Front

Lawned garden and driveway providing off road parking leading to a single garage with power and lighting. At the rear of the garage are two enclosed areas, both with electrical sockets, lighting and shelving. Covered passageway to rear.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, enclosed by timber fencing with side access and outside lighting.

Local Authority

Broadland District Council, Tax Band D.

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) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band D

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.

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