

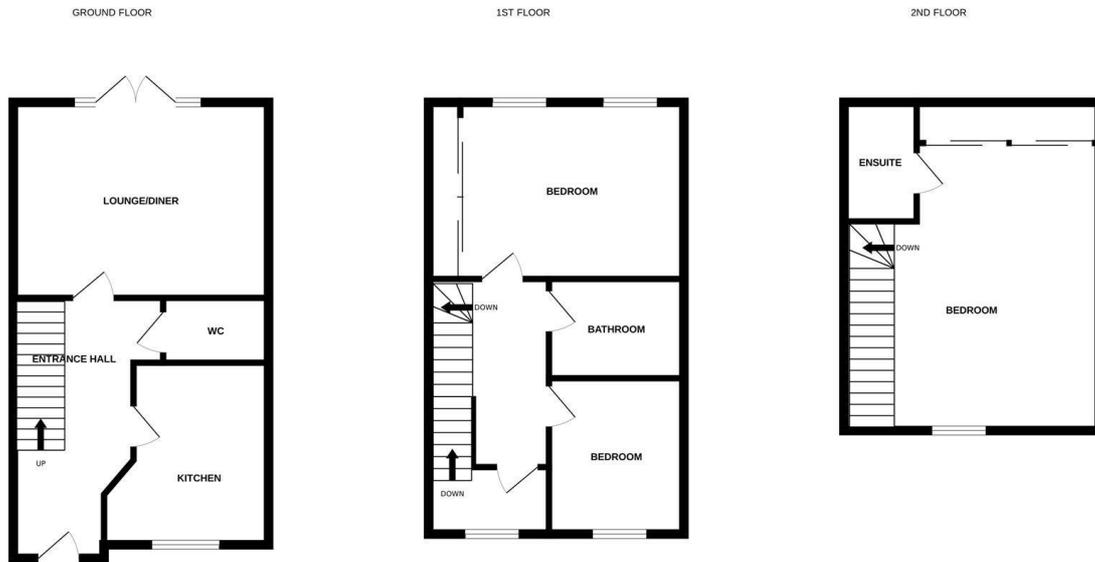


71 Mallard Way | Sprowston | Norwich | NR7 8DN

£280,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this stunning three-bedroom, three-storey modern townhouse located in the highly sought-after suburb of Sprowston. Beautifully presented throughout, the property offers stylish and well-planned accommodation including an entrance hall, a bright and spacious lounge/diner ideal for both relaxing and entertaining, a modern fitted kitchen and a convenient ground floor WC. The first floor provides two well-proportioned bedrooms and a contemporary family bathroom off the landing, while the impressive second floor is dedicated to a generous principal bedroom complete with its own en-suite shower room, creating a superb private retreat. Outside, the home benefits from two off-road parking spaces to the front and a fully enclosed rear garden perfect for outdoor enjoyment. Further advantages include double glazing, gas central heating and the added benefit of no onward chain, making this an exceptional opportunity for first-time buyers looking to secure a stylish and low-maintenance home in a popular and well-connected location.





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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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/diner, kitchen, WC and stairs to first floor.

Lounge/Diner 15'8" x 12'1"

Patio doors, radiator.

Kitchen 11'3" x 10'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, radiator.

WC

Low level WC, hand wash basin, radiator.

First Floor Landing

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

Bedroom Two 13'8" x 11'0"

Two double glazed windows, radiator, built in wardrobes.

Bedroom Three 9'6" x 8'4"

Double glazed window, radiator.

Bathroom 8'3" x 6'1"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail.

Bedroom One 17'10" x 15'8"

Double glazed window, velux window, radiator, built in wardrobes.

En-Suite 7'4" x 4'5"

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

Outside Front

Two off road parking spaces.

Outside Rear

Patio area, artificial lawn, enclosed by timber fencing with rear gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Fibre to the property.
Mains gas, water and electric.


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	

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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.

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