



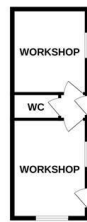
11 Blenheim Close | Sprowston | Norwich | NR7 8AN

Guide Price £400,000

****GUIDE PRICE £400,000 TO £425,000**STUNNING RENOVATED DETACHED BUNGALOW IN A QUIET CUL-DE-SAC**** Gilson Bailey are absolutely thrilled to present this stunningly renovated three-bedroom detached bungalow, perfectly positioned within a peaceful cul-de-sac in the ever-popular suburb of Sprowston. Immaculately finished to an exceptional standard throughout, this turnkey home offers a seamless blend of style and comfort, featuring a welcoming entrance porch and hallway, a beautifully spacious lounge, and a striking open-plan modern kitchen/diner designed for both relaxed family living and effortless entertaining. The three well-proportioned bedrooms are complemented by a sleek, contemporary bathroom, while outside you'll find a generous driveway providing ample off-road parking and a wonderfully private, mature rear garden – a true haven for enjoying sunny afternoons. A substantial outbuilding, currently arranged as two workshops with a WC, offers fantastic versatility for a home office, studio or gym. Boasting new double glazing, gas central heating and offered with no onward chain, this exceptional bungalow is ready to move straight into – early viewing is essential to avoid disappointment.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other items 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 for any prospective purchase. The services, fixtures and appliances shown here are not intended as a guarantee as to their operation or efficiency and may be given.
Made with MyPlan 12/2011

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 Porch

Door to:

Hallway

Doors to lounge, kitchen/diner, three bedroom and bathroom.

Lounge 15'1" x 10'11"

Double glazed windows, radiator.

Kitchen 16'3" x 9'6"

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

Dining Room 11'11" x 8'6"

Patio doors, radiator.

Bedroom One 11'11" x 10'11"

Double glazed window, radiator.

Bedroom Two 11'0" x 9'11"

Double glazed window, radiator, pull down ladder to large, boarded loft space.

Bedroom Three 11'0" x 8'5"

Double glazed window, radiator, cupboard.

Bathroom 7'8" x 5'4"

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

Outside Front

Driveway providing off road parking.

Outside Rear

Large lawned garden, mature plants, shrubs and trees, enclosed by timber fencing with rear gate access.

Workshop 12'10" x 9'9"

Workshop 11'1" x 9'6"

WC

Low level WC, hand wash basin.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities


Full fibre broadband available.
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		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.