







28 Linton Crescent I I Norwich I NR7 8NN

Offers In Excess Of £325,000

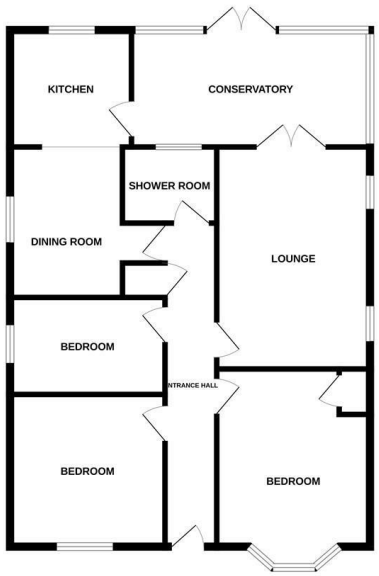
EXTENDED DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this beautifully presented and extended, three bedroom detached bungalow, ideally positioned within the highly sought-after suburb of Sprowston and offered with the significant advantage of no onward chain. Providing spacious and versatile accommodation all on one level, this attractive property offers an excellent opportunity for a wide range of buyers, including those looking to downsize or seeking a comfortable family home. The accommodation comprises a welcoming entrance hall, generous and inviting lounge, separate dining room, fitted kitchen, shower room, bright conservatory offering additional living space overlooking the garden and three well-proportioned bedrooms. Outside, the bungalow benefits from a large driveway providing ample off-road parking and leading to a garage, while to the rear is a good-sized, enclosed garden, offering a fantastic space for relaxing, gardening or entertaining during the warmer months. Further benefits include double glazing and gas heating. Combining extended living accommodation, three bedrooms, excellent parking facilities, a garage and attractive outside space in a desirable Sprowston location, this appealing chain-free bungalow would make a fantastic purchase for a wide variety of buyers, so be quick to book a viewing.

gilsonbailey

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

GROUND FLOOR



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.
Made with Metropix ©2025

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, dining room, shower room and three bedrooms.

Lounge 15'10" x 10'11"
Two double glazed windows, two radiators, French doors.

Dining Room 11'1" x 10'9"
Double glazed window, radiator, space fridge/freezer.

Kitchen 8'7" x 8'3"
Fitted wall and base units with worktops over, sink and drainer, space for cooker and washing machine, double glazed window.

Shower Room 6'8" x 5'6"
Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Conservatory 16'10" x 9'1"
Double glazed construction with patio doors to garden.

Bedroom One 13'3" x 10'11"
Double glazed window, radiator, cupboard.

Bedroom Two 11'1" x 10'11"
Double glazed window, radiator.

Bedroom Three 11'1" x 6'11"
Double glazed window, radiator.

Outside Front
Mature front garden and driveway providing off road parking leading to a single garage.

Outside Rear
Patio area, lawned garden, two timber storage sheds, 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.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

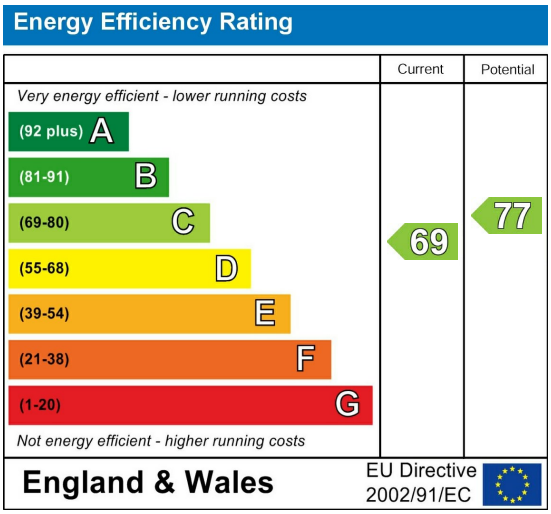












Local Authority

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.