

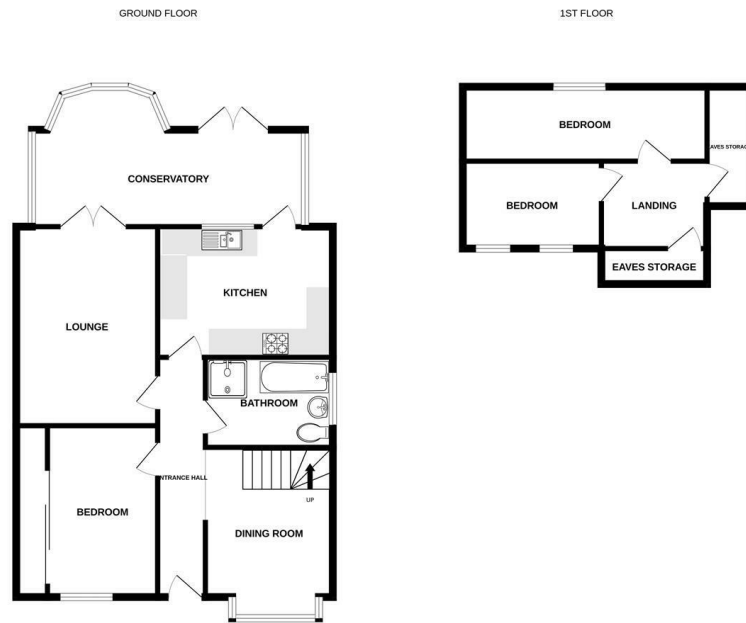


15 Martin Close | | Norwich | NR7 8PA

**Offers In Excess Of £300,000**

**\*\*EXTENDED SEMI DETACHED CHALET BUNGALOW IN A QUIET CUL-DE-SAC\*\*** Gilson Bailey are delighted to offer this well-presented and extended three-bedroom semi-detached chalet bungalow, tucked away within a quiet cul-de-sac in the highly sought-after suburb of Sprowston. Offering spacious and flexible accommodation throughout, this attractive home is perfectly suited to a wide range of buyers, from families and downsizers to those seeking versatile living arrangements. The accommodation comprises a welcoming entrance hall, a comfortable lounge, a fitted kitchen, a separate dining room ideal for entertaining, a family bathroom, a bright and airy conservatory overlooking the rear garden, and a ground-floor bedroom providing added flexibility. Upstairs, there are two further bedrooms. Outside, the property continues to impress with a driveway providing off-road parking leading to a single detached garage, while the large, private and mature rear garden offers a wonderful outdoor retreat with plenty of space for relaxation, gardening and entertaining. Further benefits include double glazing, gas central heating and excellent decorative order throughout. Combining generous living space, a peaceful setting and a desirable location, this superb chalet bungalow is sure to appeal to a wide variety of purchasers and early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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 actual appearance and dimensions shown have not been surveyed and no guarantee is to be given regarding its accuracy or reliability. Made with Metropack 10/2010

### 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, kitchen, dining room, bathroom and bedroom one.

#### Lounge 14'7" x 10'9"

Double glazed windows, doors to conservatory, radiator.

#### Kitchen 12'0" x 9'4"

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

#### Dining Room 9'6" x 9'1"

Double glazed window, radiator, stairs to first floor.

#### Bedroom One 11'9" x 9'1"

Double glazed window, radiator, built in wardrobe.

#### Conservatory 20'8" x 10'7"

Double glazed windows, doors to rear garden.

#### Bathroom 9'7" x 6'9"

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

#### First Floor Landing

Doors to two bedrooms.

#### Bedroom Two 10'4" x 6'5"

Two velux windows, radiator.

#### Bedroom Three 15'0" x 5'3"

Velux window, radiator, storage cupboard.

#### Outside Front

Driveway providing ample off road parking.

#### Outside Rear

Single garage, patio area, lawned garden, mature plants, shrubs and trees, timber shed, 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.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.