

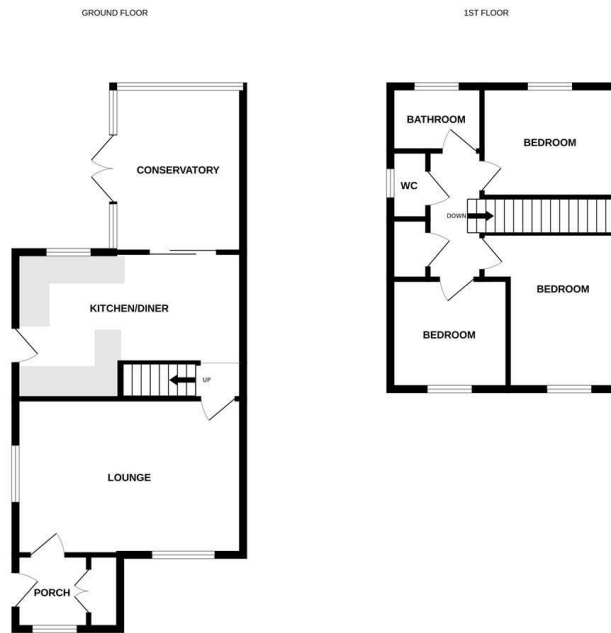


33 Hornbeam Close | | Norwich | NR7 8LN

Offers In Excess Of £260,000

****GOOD SIZED CORNER PLOT IN A QUIET CUL-DE-SAC**** Gilson Bailey are thrilled to present this extended three-bedroom semi-detached home, enviably positioned on a generous plot within a quiet cul-de-sac in the ever-popular suburb of Sprowston. Offering bright and spacious accommodation throughout, the property comprises an entrance porch, a welcoming lounge, a stylish kitchen/diner ideal for family living and entertaining, and a delightful conservatory overlooking the garden. Upstairs, there are three well-proportioned bedrooms, a family bathroom and separate WC off the landing. Externally, the home continues to impress with a driveway providing off-road parking for three vehicles, a single garage and a good-sized lawned rear garden perfect for relaxing or hosting guests. Benefiting from double glazing, gas central heating and presented in excellent condition throughout, this superb home is ready to move straight into and would make a fantastic first purchase or family home – early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, ceilings, walls and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown here are not intended and no guarantee is given for their condition or otherwise. Contact the agent for more details. Made with MyPlan 2.0.0.0.

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:

Lounge 16'10" x 11'6"

Two double glazed windows, radiator.

Kitchen/Diner 16'9" x 10'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, radiator, door to side, patio doors.

Conservatory 12'4" x 9'8"

Double glazed construction with patio doors to garden.

First Floor Landing

Doors to three bedrooms, bathroom and WC.

Bedroom One 11'10" x 10'1"

Double glazed window, radiator.

Bedroom Two 11'2" x 8'3"

Double glazed window, radiator.

Bedroom Three 8'9" x 8'0"

Double glazed window, radiator.

Bathroom 5'4" x 4'8"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

WC

Low level WC, frosted double glazed window.

Outside Front

Driveway providing ample off road parking leading to a single garage.

Outside Rear

Lawned garden, mature plants and shrubs, patio area, enclosed by timber fencing and hedging with side gate access.

Local Authority

Broadland District Council, Tax Band B.

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		86
(69-80) C		
(55-68) D	66	
(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 B

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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