



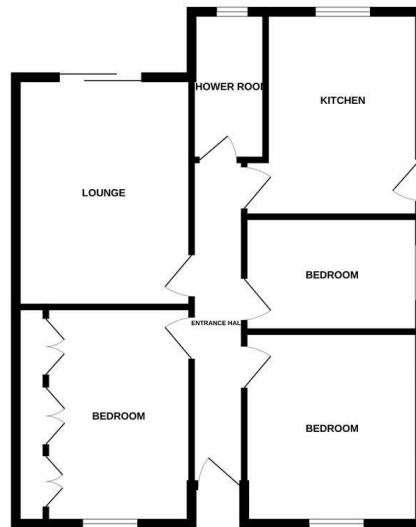
7 Moore Avenue | | Norwich | NR6 7LA

£340,000

****SEMI DETACHED BUNGALOW WITH A STUNNING REAR GARDEN**** Gilson Bailey are delighted to offer this beautifully presented, three-bedroom semi-detached bungalow, superbly situated within the highly sought-after suburb of Sprowston. Boasting a wonderful blend of modern style and comfortable living, this exceptional home features a welcoming entrance hall, a spacious lounge perfect for relaxing and entertaining, a sleek contemporary kitchen, a stylish shower room and three versatile bedrooms ideal for families, guests or home working. Having undergone an extensive programme of refurbishment, the property further benefits from new flooring throughout, replacement skirting boards, re-plastered walls, new internal doors, a brand-new kitchen and shower room, a completely new heating system with replacement pipework and plumbing, and a full rewire, providing complete peace of mind for prospective purchasers. Outside, the property continues to impress with a generous driveway providing ample off-road parking leading to a single garage, while the stunning, extensive rear garden offers a peaceful and private sanctuary with mature planting, beautifully maintained lawns, a charming timber summerhouse and a large garden shed. Benefiting from double glazing, gas central heating and immaculate condition throughout, this superb bungalow is ready to move straight into and is certain to appeal to a wide range of buyers seeking a home in one of Norwich's most desirable residential locations.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements, of plans, fixtures, fittings and any other items are approximate and not intended to be used for any legal purpose or as a statement of fact. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been visited and no guarantee as to their quantity or condition 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, kitchen, shower room and three bedrooms.

Lounge 13'10" x 10'7"

Sliding patio doors, radiator.

Kitchen 12'4" x 10'7"

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

Shower Room 8'11" x 4'5"

Walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom One 13'0" x 8'10"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 10'8" x 10'2"

Double glazed window, radiator.

Bedroom Three 10'7" x 6'6"

Double glazed window, radiator.

Outside Front

Driveway providing off road parking to the front and side leading to a single detached garage with power.

Outside Rear

Raised patio area, lawned gardens, mature plants and shrubs, timber outbuilding, timber shed, greenhouse, 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) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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 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.

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