



96 Cozens-Hardy Road | | Norwich | NR7 8QG

£385,000

****A MUST SEE FAMILY HOME ON A DECEPTIVELY SPACIOUS CORNER PLOT**** Gilson Bailey are delighted to offer this beautifully presented three-bedroom semi-detached home occupying a generous corner plot within the highly sought-after suburb of Sprowston. Finished to an excellent standard throughout, the property offers stylish and versatile accommodation comprising an entrance hall, comfortable lounge, modern fitted kitchen/diner and convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms along with both a bathroom and separate shower room accessed from the landing, perfectly suited to modern family living. Externally, the home continues to impress with off-road parking, a private and beautifully maintained front garden ideal for entertaining, and an enclosed rear garden featuring a garden studio and converted garage complete with WC, offering two fantastic opportunities for home working and also guest accommodation or annexe use. Further benefits include double glazing, gas central heating, a full re-wire and superb decorative condition throughout, making this an exceptional family home ready to move straight into.



GROUND FLOOR

1ST 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.
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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/diner and WC.

Lounge 18'6" x 18'4"

Patio doors, radiator, large storage cupboard.

Kitchen/Diner 19'10" x 11'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob, oven and microwave oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, bi-fold patio doors, radiator.

WC 3'6" x 3'2"

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to three bedrooms, shower room and bathroom.

Bedroom One 15'11" x 10'11"

Two double glazed windows, radiator.

Bedroom Two 11'11" x 8'9"

Double glazed window, radiator.

Bedroom Three 11'11" x 8'9"

Double glazed window, radiator.

Bathroom 15'9" x 9'10"

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

Shower Room 5'1" x 4'7"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

Outside Front

Brick weave driveway providing off road parking, lawned garden, private seating area, enclosed by timber fencing.

Outside Rear

Paved and shingled garden enclosed by fencing.

Garden Studio

With power and lighting.

Annexe Office

With power, lighting and WC with hand wash basin.

Annexe Studio

With power and lighting.

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		
(69-80) C	73	79
(55-68) D		
(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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