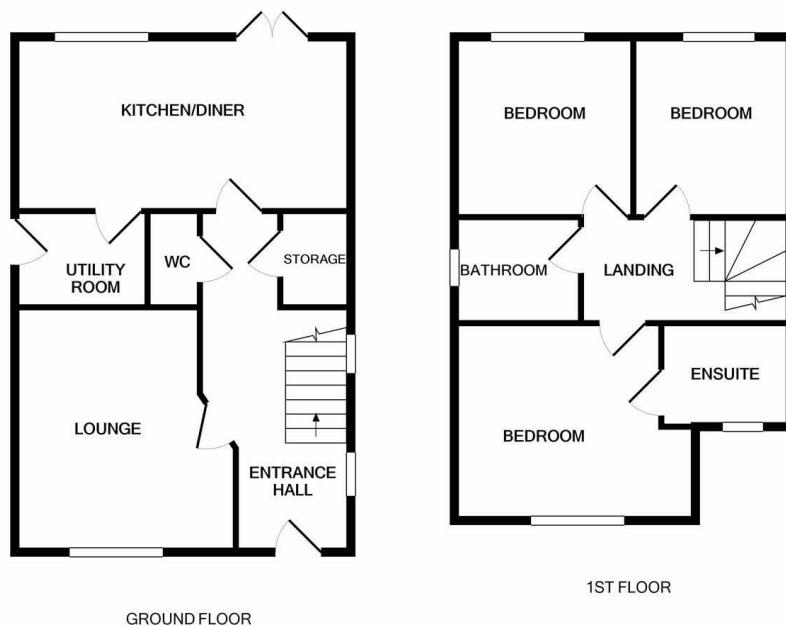




1 Bean Goose Row | Sprowston | NR7 8FP

Guide Price £280,000

Guide Price £280,000 - £290,000. Tucked away in a non-overlooked, quiet cul-de-sac position on a up and coming modern estate in the much sought after suburb of Sprowston is this beautifully presented, three bedroom, detached house with accommodation comprising lounge, newly refurbished kitchen/diner, utility room and WC to the ground floor. On the first floor there are three bedrooms and a family bathroom off-landing with bedroom one having an en-suite shower room. Outside there is a small front garden laid to lawn and an enclosed, lawned garden to the into the rear with access to a single garage with one parking space in front. The house benefits from double glazing throughout, gas fired central heating, is in excellent decorative order and has 5 years remaining on the NHBC warranty. The property would make a great family home and internal viewing is highly recommended.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Bean Goose Row is situated close by to many local amenities including schooling, popular supermarkets, shops, pubs and restaurants with great public transport links to and from the city centre. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises:

Front door to:

Entrance Hall

With doors to lounge, WC, kitchen/diner and stairs to first floor.

Lounge

3.94m x 3.71m (12' 11" x 12' 2") Double glazed window to front, radiator, TV point.

Kitchen/Diner

5.53m x 2.85m (18' 2" x 9' 4") Fitted wall and base units with work tops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for dishwasher and fridge/freezer, double glazed window to rear, radiator, uPVC patio doors to rear.

Utility Room

2.32m x 1.64m (7' 7" x 5' 5") Fitted base units with work tops over, space for washing machine, boiler, door to side.

WC

Low level WC, hand wash basin, radiator, extractor fan.

First Floor Landing

With doors to all bedrooms and bathroom.

Bedroom One

3.93m x 3.26m (12' 11" x 10' 8") Double glazed window to front, radiator. Door to:

En-Suite

1.80m x 1.79m (5' 11" x 5' 10") Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window to front.

Bedroom Two

2.92m x 2.90m (9' 7" x 9' 6") Double glazed window to rear, radiator.

Bedroom Three

2.91m x 2.54m (9' 7" x 8' 4") Double glazed window to rear, radiator.

Bathroom

2.07m x 1.71m (6' 9" x 5' 7") Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window to side.

Outside - Front

Small lawned garden with path to front door.

Single Garage

Brick built with parking space in front.

Outside - Rear

Lawned garden, enclosed by brick walling with rear gate access to:


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council

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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