



36 Neylond Crescent | | Norwich | NR6 5QF

Guide Price £450,000

****HIGH QUALITY RENOVATED AND EXTENDED DETACHED BUNGALOW WITH MULTI USE OUTSIDE STUDIO**** Gilson Bailey are delighted to offer this stunning, extended, three bedroom, detached bungalow located in the sought after suburb of Hellesdon. Accommodation comprises, entrance hall, three double bedrooms, stylish shower room, modern fitted kitchen and a spacious, open plan lounge/diner with underfloor heating. Outside there is a driveway providing off road parking leading to a multi use studio with power and lighting and a WC soon to be fitted. To the rear there is a large lawned garden with patio seating area ideal for entertaining. The bungalow benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great family home so be quick to book a viewing.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are not intended and no guarantee is to their operation or efficiency can be given. Made with Metropac 12/2011

Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to three bedrooms, kitchen and shower room.

Lounge/Diner 24'7" x 16'1"

Double glazed window to rear, PVC door to rear, underfloor heating.

Kitchen 11'1" x 9'9"

Fitted wall and base units, sink and drainer, four ring Neff induction hob with extractor over, fitted double oven, integrated fridge/freezer, washing machine and dishwasher, skylight, underfloor heating.

Bedroom One 13'5" x 12'1"

Double glazed window to front, radiator, built in wardrobes.

Bedroom Two 12'0" x 11'9"

Double glazed window to side, radiator, built in wardrobes.

Bedroom Three 11'4" x 9'7"

Double glazed window to front, radiator.

Shower Room 7'8" x 6'4"

Shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window to side, electric underfloor heating.

Outside Front

Shingled driveway providing off road parking.

Outside Rear

Patio seating area, lawned garden, timber shed with power and lighting, enclosed by timber fencing.

Studio 22'7" x 12'1"

With power, lighting and a WC and electric heater soon to be fitted.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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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