

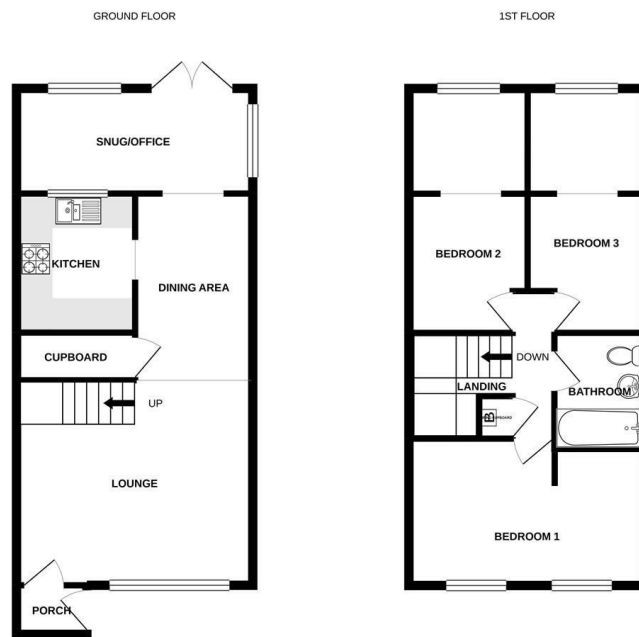


69 Harrisons Drive | | Norwich | NR7 9HU

Offers In Excess Of £270,000

**** Two Story Extension**** Offered with 'NO ONWARD CHAIN' and situated in a quiet cul-de-sac location, Gilson Bailey are delighted to offer this large, extended, three bedroom semi-detached house with accommodation comprising entrance porch, stunning open plan lounge/diner, fitted kitchen and snug/office. The first floor offers three double bedrooms and family bathroom off-landing. Outside to the front there is off-road parking for three cars, a single, detached garage and a mature garden to the rear. The property enjoys gas radiator central heating, uPVC double glazing, is presented in good decorative order throughout and would make an excellent family home. Internal viewing is highly recommended.





We have every attempt to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights 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 intended purchase. The architect, surveyor and quantity surveyor have not been named and no guarantee as to their capability or efficiency can be given. Made with Metaplan ©2022

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/Diner 14'10" x 12'4"

uPVC double glazed window to front, radiator, stairs to first floor, opening to:

Dining Area 7'4" x 12'3"

Door to storage cupboard, radiator, opening to kitchen, opening to snug/office.

Snug/Office 14'10" x 6'7"

uPVC double glazed windows to rear and side, uPVC double glazed patio door to rear.

Kitchen 7'1" x 8'8"

Range of wall and base units, stainless steel single sink and drainer, fitted oven and hob, extractor, space for washing machine, integral fridge/freezer, window to rear.

First Floor Landing

With doors to all three bedrooms, bathroom and airing cupboard.

Bedroom One 9'2" x 14'10"

Two uPVC double glazed windows to front, two radiators.

Bedroom Two 16'4" x 7'3"

uPVC double glazed window to rear, radiator.

Bedroom Three 16'2" x 7'3"

uPVC double glazed window to rear, radiator.

Bathroom

Three piece suite comprising: low level WC, panelled bath, hand basin, tiling, radiator, frosted double glazed window.

Outside - Front

Shingled driveway with parking for three cars.

Outside - Rear


Patio garden, mature shrubs and plants, enclosed by timber panel fencing. Gate giving access to the front.

Single Garage

Brick built.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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.