



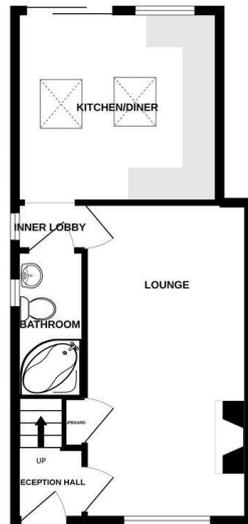
13 Blenheim Close | | Norwich | NR7 8AN

Guide Price £275,000

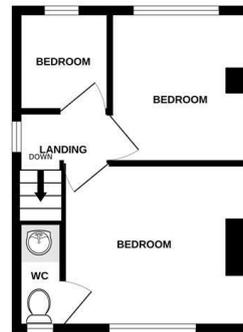
EXTENDED SEMI DETACHED HOUSE IN A QUIET CUL-DE-SAC** Gilson Bailey are delighted to offer this WELL PRESENTED and EXTENDED, THREE BEDROOM, semi detached house located in a quiet cul-de-sac in the sought after suburb of Sprowston. Accommodation comprising ENTRANCE HALL, LOUNGE, KITCHEN/DININER and a BATHROOM to the ground floor. On the first floor there are THREE BEDROOMS off landing with BEDROOM ONE having a WC. Outside there is a shingled DRIVEWAY providing off road PARKING and LARGE, LAWNED REAR GARDEN. The house benefits from DOUBLE GLAZING, GAS HEATING and is offered with NO ONWARD CHAIN. The property would make a great first time purchase so be quick to book a viewing.



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are those intended and no guarantee as to their operation or efficacy can be given. Made with Metropac (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 Hall

Door to lounge and stairs to first floor.

Lounge 19'7" x 9'9"

Double glazed window, radiator.

Kitchen/Diner 12'5" x 11'9"

Fitted wall and base units with worktops over, sink and drainer, space for range cooker and washing machine, integrated fridge/freezer and dishwasher, sliding patio doors, radiator, velux windows.

Bathroom 8'9" x 4'5"

Corner bath, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms.

Bedroom One 11'6" x 10'0"

Double glazed window, radiator, cast iron fireplace.

WC

Low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 9'6" x 8'8"

Double glazed window, radiator.

Bedroom Three 6'3" x 5'8"

Double glazed window, radiator.

Outside Front

Shingled driveway providing off road parking.

Outside Rear

Timber decking seating area leading to lawned garden with mature plants, shrubs and trees, enclosed by timber fencing.

Local Authority

Broadland District Council - Tax Band B

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(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, Tax Band B

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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