

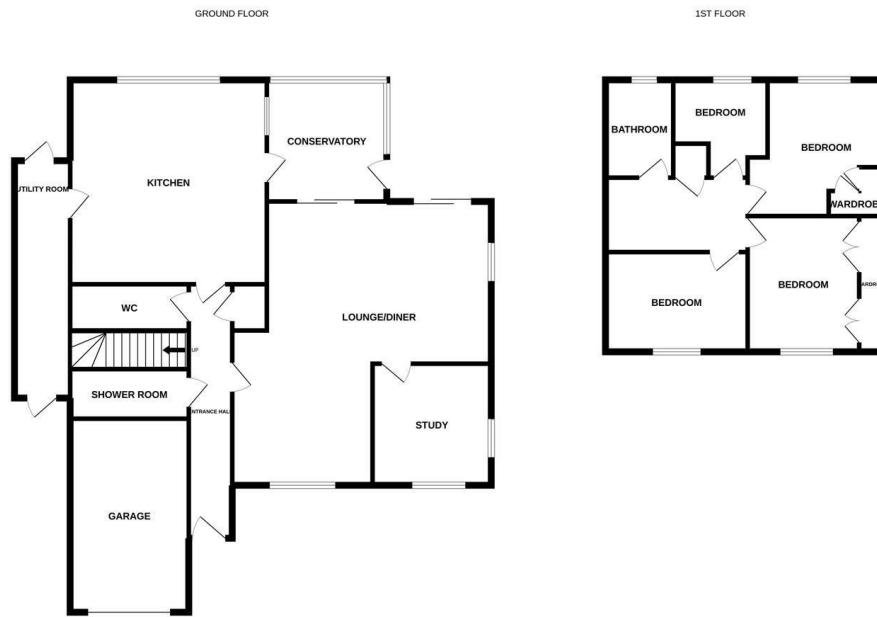


**89 Blithemeadow Drive | | Norwich | NR7 8PZ**

## Guide Price £400,000

GUIDE PRICE £400,000-£425,000\*\*EXTENDED FAMILY HOME WITH A LARGE BEAUTIFUL REAR GARDEN\*\* Gilson Bailey are delighted to offer this well presented, extended, four bedroom, detached family home tucked away in a quiet spot in the sought after suburb of Sprowston. Accommodation comprises, entrance hall, spacious lounge/diner, kitchen, conservatory, study, shower room, utility room and WC to the ground floor. On the first floor there are four bedrooms and a bathroom off landing. Outside there is a brick weave driveway providing off road parking leading to a single garage and to the rear there is a large, mature and private rear garden ideal for entertaining. The house benefits from double glazing, gas heating and would make an excellent family home. Be quick to book a viewing to appreciate the size and location on offer.





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/diner, kitchen, shower room and stairs to first floor.

### Lounge/Diner 24'6" x 22'2" x 12'9"

Double glazed window to front and side, sliding patio doors to rear, two radiators.

### Kitchen 17'5" x 13'11"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted oven, space for fridge/freezer and dishwasher, double glazed window to rear, radiator.

### Conservatory 11'10" x 10'5"

Double glazed construction with door to side, radiator.

### Study 12'3" x 12'9"

Double glazed window to front and side, radiator.

### Shower Room

Shower cubicle, heated towel rail, extractor fan.

### Utility Room 20'5" x 4'9"

Fitted wall and base units with worktops over, space for washing machine and tumble dryer.

### WC

Low level WC, hand wash basin, radiator, double glazed window to side.

## First Floor Landing

Doors to four bedrooms and bathroom.

### Bedroom One 11'9" x 9'9"

Double glazed window to front, radiator, fitted wardrobes.

### Bedroom Two 11'9" x 9'6"

Double glazed window to rear, radiator, fitted wardrobes.

### Bedroom Three 11'8" x 8'5"

Double glazed window to front, radiator.

### Bedroom Four 8'4" x 8'3"

Double glazed window to rear, radiator.

### Bathroom 8'4" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window to rear.

## Outside Front

Brick weave driveway providing ample off road parking.

## Garage 16'8" x 7'9"

Power and lighting.

## Outside Rear

Large lawned garden, mature plants, shrubs and trees, patio seating area, enclosed by hedging and timber fencing.

## Local Authority


Broadland District Council, Tax Band D

## Tenure

Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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