



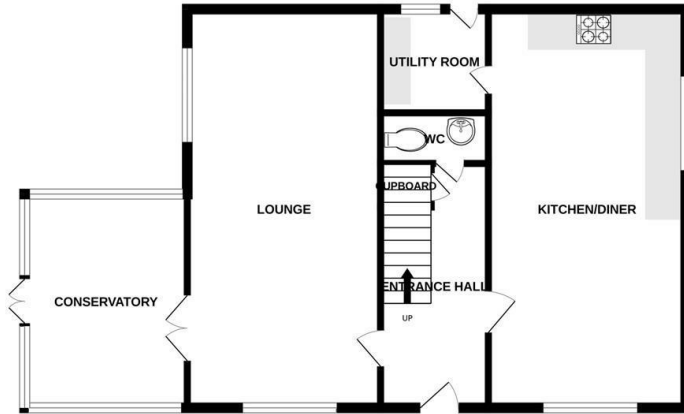
1 Cranes Croft Road | | Sprowston | NR7 8UD

Offers In Excess Of £400,000

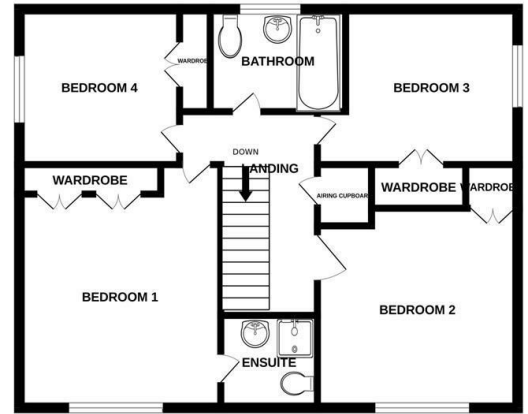
****MODERN DETACHED FAMILY HOME OVER-LOOKING THE PARK**** Gilson Bailey are delighted to offer this WELL PRESENTED, MODERN, FOUR BEDROOM, DETACHED FAMILY HOME situated on a small modern estate in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, kitchen/diner, utility room, conservatory and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a GARAGE AND DRIVEWAY PROVIDING OFF ROAD PARKING and a LARGE, PRIVATE REAR GARDEN IDEAL FOR ENTERTAINING. The house benefits from double glazing, gas heating (UNDERFLOOR HEATING TO THE GROUND FLOOR) and is in great condition throughout. The property makes an excellent family home 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 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

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, WC, kitchen/diner and understairs storage cupboard, radiator, staircase to first floor, wood laminate floor, underfloor heating.

Lounge 22'3" x 10'9"

uPVC double glazed window to front aspect, uPVC double glazed window to side aspect, TV point, power points, spotlights, door to conservatory, underfloor heating.

Kitchen/Diner 22'2" x 11'0"

uPVC double glazed windows to front and side aspects, quality range of wall and base units, stainless steel fitted oven and hob with stainless steel extractor, integral dishwasher, wood laminate floor, space for American-style free-standing fridge/freezer, underlighting, spotlights, underfloor heating, tiled splashbacks. Door to:

Conservatory 12'5" x 9'6"

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

Utility Room 6'0" x 5'8"

Wall and base units, spaces for washing machine and tumble dryer, tiled splashbacks, wall-mounted gas boiler, timber and glazed door to rear aspect.

WC

Low level WC, hand wash basin, extractor.

First Floor Landing

Doors to bedrooms one, two, three, four, bathroom and airing cupboard, loft hatch.

Bedroom One 13'1" x 11'0"

uPVC double glazed window to front aspect, radiator, power points, built-in wardrobe. Door to:

En-suite Shower Room 6'8" x 5'11"

Three piece suite comprising low level wc, hand wash basin with vanity unit and corner tiled shower cubicle, radiator, extractor, frosted uPVC double glazed window to front aspect.

Bedroom Two 11'2" x 11'1"

uPVC double glazed window to front aspect, radiator, power points, built-in wardrobe.

Bedroom Three 11'3" x 8'10"

uPVC double glazed window to side aspect, radiator, power points, built-in wardrobe.

Bedroom Four 8'9" x 8'9"

uPVC double glazed window to side aspect, radiator, power points, built-in wardrobe.

Bathroom 7'7" x 5'6"

Three piece suite comprising low level wc, hand wash basin with vanity unit and panelled bath with mixer shower over, tiling.

Front Garden

Brickweaved driveway with parking leading to:

Garage 9'4" x 23'7"

Brick-built tandem-length garage with up and over door, loft space and power and light connected.

Rear Garden

A lawned garden enclosed by timber panelled fencing with shrubs, personnel door to garage.

Local Authority


Broadland District Council, Tax Band D.

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(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 D

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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