

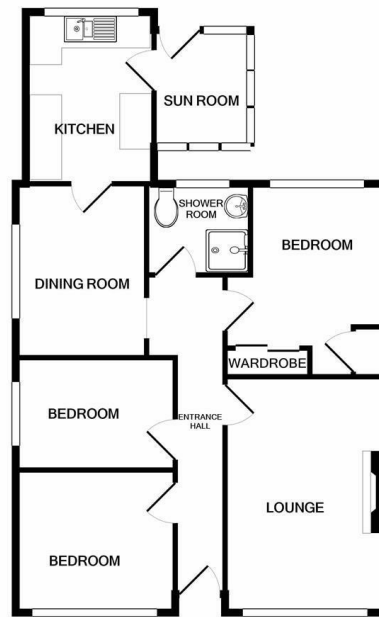


**8 Bewit Road | | Norwich | NR7 8LB**

## Guide Price £250,000

GUIDE PRICE £250,000-260,000. **\*\*POPULAR SUBURB LOCATION\*\*** Gilson Bailey are delighted to offer this extended, three bedroom semi-detached bungalow situated in the highly desirable suburb of Sprowston. Accommodation comprising entrance hall, three bedrooms, lounge, dining room, wet room and sun room/lean-to. The bungalow benefits from uPVC double glazing and gas central heating however is in need of some modernising. Outside there is a driveway providing ample off-road parking, gardens to the front and rear and a non-standard built garage. Early internal viewing is strongly advised to appreciate the potential on offer.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Sprowston boasts a wide selection of amenities including good schooling for all ages, local shops and supermarkets, popular local pubs and restaurants with excellent public transport links to and from the City centre. There is ease of access to the NDR and Norfolk Broads.

### Accommodation Comprises:

Front door to:

#### Entrance Hall

With doors to all three bedrooms, lounge, dining room and wet room.

#### Lounge 9'11" x 14'11"

uPVC double glazed window to front, radiator.

#### Bedroom One 9'10" x 14'11"

uPVC double glazed window to front, radiator.

#### Bedroom Two 8'3" x 11'10"

uPVC double glazed window to rear, radiator, built-in wardrobe, door to airing cupboard.

#### Bedroom Three 9'10" x 6'11"

uPVC double glazed window to side, radiator.

#### Wet Room

Shower, fully tiled walls, hand wash basin with vanity unit, low level WC.

#### Dining Room 8'1" x 10'9"

uPVC double glazed window to side, radiator, door to kitchen.

#### Kitchen 7'11" x 10'7"

uPVC double glazed window to rear, range of wall and base units, stainless steel single sink and drainer, space for cooker, freestanding fridge/freezer, door to lean-to.

#### Sun Room/Lean-To 6'0" x 7'2"

Full window to rear and side, door to rear.

#### Outside - Front/Side

Tarmac driveway providing ample off-road parking.

#### Outside - Rear

Shingled garden with shrubs and plants, enclosed by timber panel fencing, gate to side.





| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>55</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

### Local Authority

Broadland District Council

### 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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