



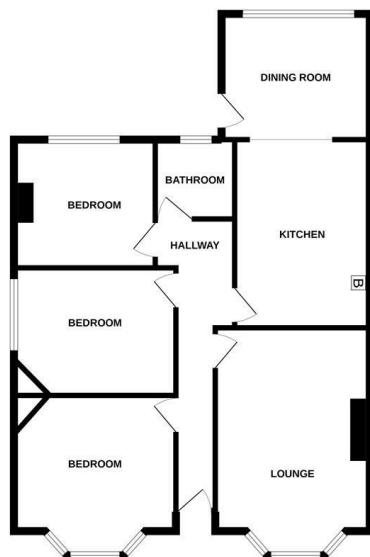
**99 North Walsham Road | Sprowston | Norwich | NR6 5OC**

**Offers In The Region Of £350,000**

\*\*EXTENDED AND DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\* Gilson Bailey are delighted to offer this extended, three bedroom, detached bungalow situated in the sought after suburb of Sprowston with accommodation comprising, entrance hall, lounge, kitchen, dining room, three bedrooms and a bathroom. Outside there is a shingled front garden providing ample off road parking and to the rear there is a well maintained, mature, lawned garden with a summerhouse. The bungalow benefits from double glazing, gas heating and is offered with no onward chain. The property would make a great family home so be quick to book a viewing.



## GROUND FLOOR



Whilst every effort 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 errors or omissions. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or performance. Measurements are approximate.

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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, kitchen, three bedrooms and bathroom.

### Lounge 17'11" x 11'4"

Bay fronted double glazed window to front, two radiators, electric fireplace.

### Kitchen 13'10" x 9'11"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer and washing machine, cupboard housing boiler.

### Dining Room 10'10" x 9'3"

Double glazed window to rear, PVC door to side, gas heater.

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

Bay fronted double glazed window to front, radiator.

### Bedroom Two 11'10" x 9'4"

Double glazed window to side, radiator.

### Bedroom Three 10'5" x 9'6"

Double glazed window to rear, radiator.

### Bathroom 5'10" x 5'9"

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

### Outside Front

Shingled driveway providing ample off road parking.

### Outside Rear

Patio seating area leading to lawned garden with mature plants and shrubs, summerhouse, enclosed by timber fencing.












### Energy Efficiency Rating

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

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