



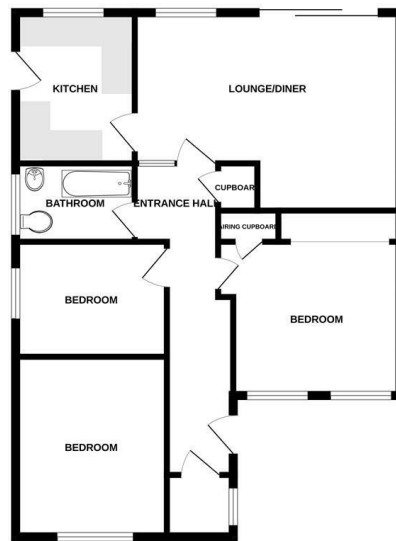
34 Blithemeadow Drive | | Norwich | NR7 8PY

Offers In The Region Of £265,000

RECENTLY EXTENDED SEMI DETACHED BUNGALOW IN A QUIET LOCATION**
Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, SEMI DETACHED BUNGALOW situated in the highly popular suburb of Sprowston. Accommodation comprising, entrance hall with storage room, THREE BEDROOMS, spacious lounge/diner, kitchen and a MODERN BATHROOM. Outside there is landscaped front garden and brick weave driveway leading to a single garage with power and lighting and a well presented, enclosed rear garden. The bungalow benefits from double glazing, gas heating and is in excellent condition throughout. The property would suit a wide array of buyers so be quick to book a viewing.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and any other items are approximate and not necessarily to scale for any reason, omission or misstatement. The plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown here are not intended to be guaranteed as to their condition or efficiency under given conditions.
Made with Metaplan 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

Doors to lounge/diner, three bedrooms and bathroom.

Bedroom One 12'2" x 12'0"

Two double glazed windows, radiator, built in wardrobes.

Bedroom Two 11'6" x 9'6"

Double glazed window, radiator.

Bedroom Three 9'10" x 7'4"

Double glazed window, radiator.

Lounge/Diner 17'8" x 12'10"

Sliding patio doors, two radiators, double glazed window.

Kitchen 10'0" x 7'7"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted oven, space for fridge and washing machine, double glazed window, radiator, PVC door.

Bathroom 7'6" x 5'1"

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

Outside Front

Graveled front garden, mature plants, brick weave path to front door, low level brick walling, brick weave driveway.

Outside Rear

Patio leading to lawned garden, garage with power and lighting, enclosed by timber fencing.


Local Authority

Broadland District Council, Tax Band B.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	59	
(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 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.

<https://www.gilsonbailey.co.uk>
 01603764444