

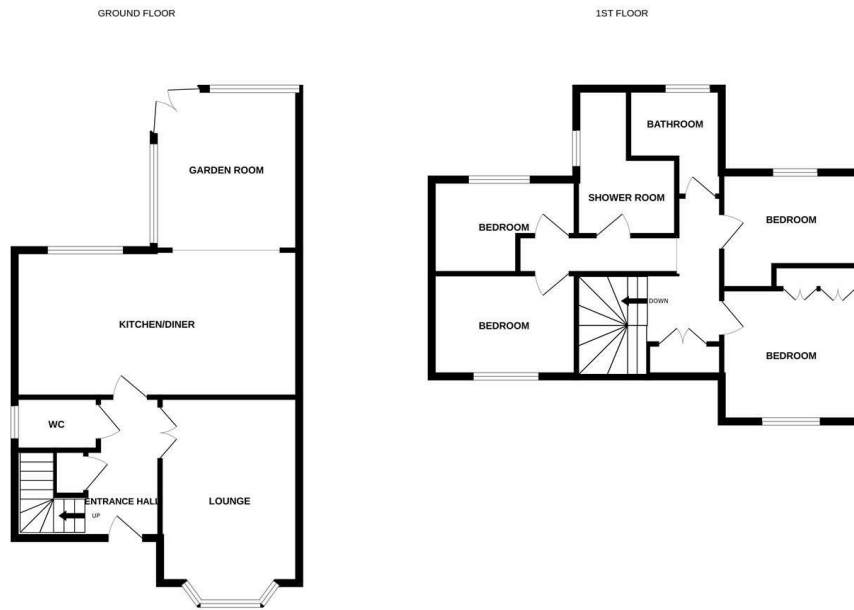


**96 Mountbatten Drive | | Norwich | NR6 7PP**

**Guide Price £310,000**

**\*\*GUIDE PRICE £310,000 TO £320,000\*\*EXTENDED LINK DETACHED HOUSE WITH NO ONWARD CHAIN\*\* Gilson Bailey are delighted to offer this WELL PRESENTED, FOUR BEDROOM, LINK DETACHED MODERN HOUSE situated on a popular modern estate in the sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, MODERN KITCHEN/DINER, garden room and WC to the ground floor. On the first floor there are FOUR BEDROOMS, a bathroom and shower room off landing. Outside there is a DRIVEWAY to the front providing off road parking leading to a single garage and an enclosed, lawned rear garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property makes an excellent family home so be quick to book a viewing.**





Whilst every attempt has been made to ensure the accuracy of the description 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, kitchen/diner, WC and stairs to first floor.

### Lounge 14'3" x 10'4"

Double glazed window, radiator.

### Kitchen/Diner 21'1" x 10'11"

Quality fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, integrated fridge/freezer, dishwasher and washing machine, double glazed window, radiator.

### Garden Room 12'0" x 10'8"

Electric heater, patio doors.

### WC

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

### First Floor Landing

Doors to four bedrooms, bathroom and shower room.

### Bedroom One 10'4" x 10'1"

Double glazed window, radiator, built in wardrobe.

### Bedroom Two 10'8" x 8'7"

Double glazed window, radiator.

### Bedroom Three 10'7" x 7'1"

Double glazed window, radiator.

### Bedroom Four 10'6" x 7'1"

Double glazed window, radiator.

### Bathroom 8'11" x 6'11"

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

### Shower Room 10'11" x 6'11"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside Front

Shingled garden with plants and shrubs, brick weave driveway providing off road parking leading to a single garage.

### Outside Rear

Lawned garden with shingled seating area, enclosed by brick walling.

### Local Authority


Broadland District Council, Tax Band C.

### Tenure

Freehold




**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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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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.