

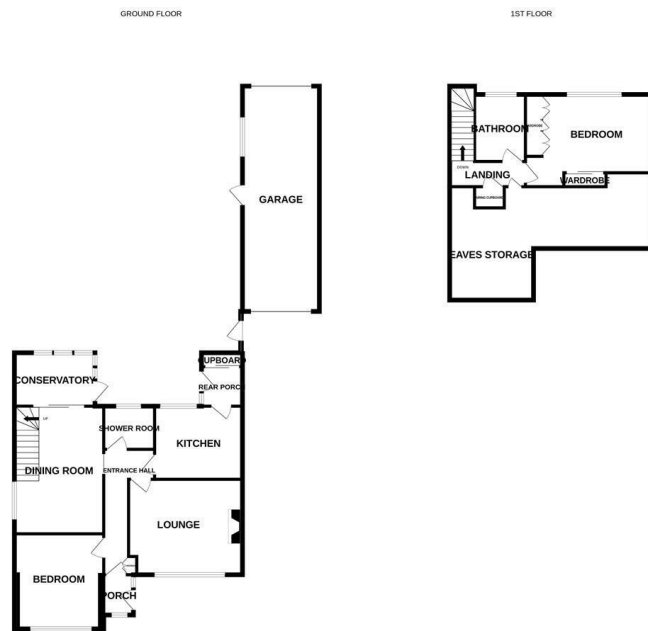


22 Recreation Ground Road | | Norwich | NR7 8EN

Guide Price £300,000

EXTENDED DETACHED CHALET WITH A STUNNING REAR GARDEN AND NO ONWARD CHAIN** Gilson Bailey are delighted to offer this LARGE, TWO BEDROOM (POTENTIAL TO BE A THREE BEDROOM), DETACHED, CHALET BUNGALOW situated opposite the local Rec in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, kitchen, dining room, conservatory, bedroom and shower room to the ground floor. On the first floor there is another bedroom and bathroom off landing. Outside there is a front driveway providing OFF ROAD PARKING leading to a DOUBLE LENGTH GARAGE and a LARGE, MATURE REAR GARDEN ideal for entertaining. The chalet benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the description contained herein, measurements of walls, fixtures, fittings 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficacy can be given. Made with Metropac 12/02/20

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, dining room, bedroom and shower room.

Lounge 14'3" x 12'0"

Double glazed window.

Kitchen 11'1" x 9'2"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, washing machine and fridge/freezer, double glazed window, radiator.

Dining Room 16'2" x 11'2"

Frosted double glazed window, radiator, stairs to first floor.

Conservatory 10'2" x 6'7"

Doors to rear garden.

Bedroom Two 11'11" x 11'3"

Double glazed window, radiator.

Shower Room 6'4" x 5'5"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to bedroom and bathroom.

Bedroom One 15'9" x 11'6"

Double glazed window, radiator, built in wardrobes.

Bathroom 8'5" x 6'0"

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

Outside Front

Lawned garden and driveway providing off road parking.

Garage

With power and lighting.

Outside Rear

Patio seating area leading to large lawned garden, mature plants, shrubs and trees, greenhouse, enclosed by timber fencing.


Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

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Tenure

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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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