



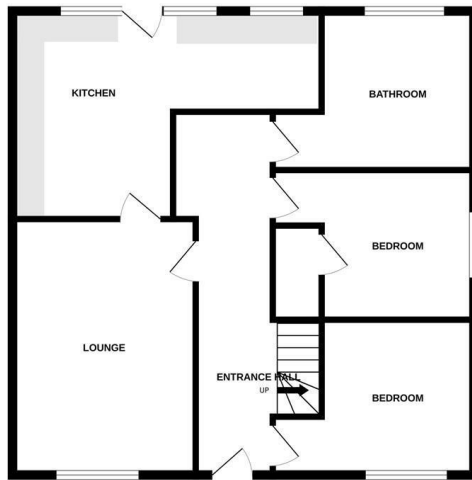
**54 Alford Grove | | Norwich | NR7 8XA**

## **Offers In Excess Of £280,000**

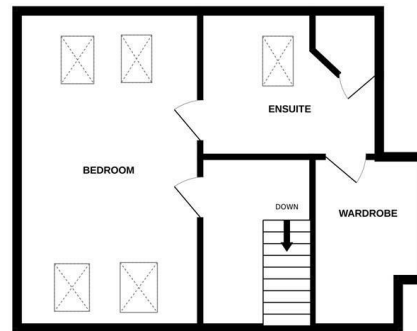
WONDERFUL CHALET BUNGALOW IN A SOUGHT AFTER LOCATION\*\* Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, SEMI DETACHED CHALET BUNGALOW situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, kitchen, two bedrooms and a bathroom to the ground floor. On the first floor there is another bedroom with an en-suite shower room. Outside there is a SHINGLED DRIVEWAY providing off road parking and to the rear there is an enclosed lawned garden with patio seating area. 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



1ST FLOOR



Whilst every attempt 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 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, bathroom, two bedrooms and stairs to first floor.

### Lounge 15'10" x 11'4"

Double glazed window, radiator.

### Kitchen 19'3" x 12'11"

Fitted wall and base units with worktops over, sink and drainer, gas hob with extractor over, fitted oven, integrated dishwasher, space for fridge/freezer and washing machine, three double glazed windows, radiator, PVC door, boiler.

### Bedroom Two 12'5" x 9'8"

Double glazed window, radiator.

### Bedroom Three 12'5" x 9'11"

Double glazed window, radiator.

### Bathroom 12'6" x 8'6"

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

## First Floor Landing

Door to:

### Bedroom One 19'7" x 11'5"

Four Velux windows, two radiators.

### En-Suite 9'5" x 8'11"

Shower cubicle, low level WC, hand wash basin, heated towel rail, Velux window, walk in wardrobe.

## Outside Front

Large shingled driveway providing off road parking.

## Outside Rear

Patio seating area leading to lawned garden enclosed by fencing and 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>86</b>
(69-80) <b>C</b>	<b>77</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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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.