

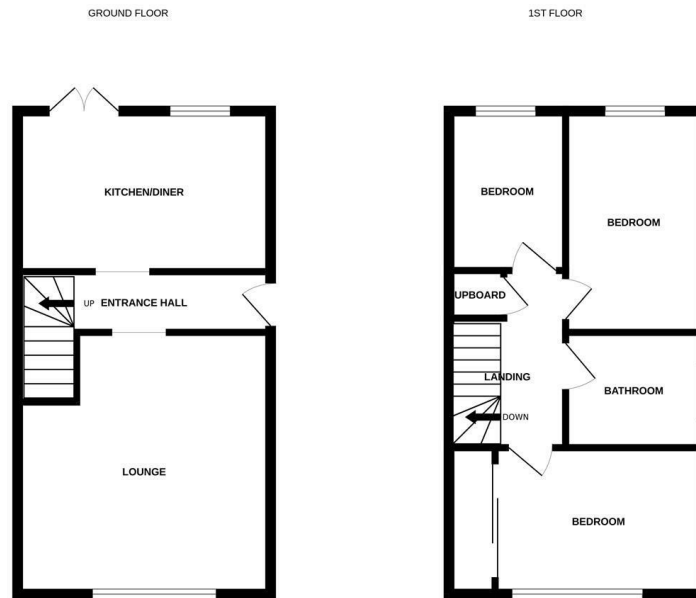


31 Meadow Gardens | | Norwich | NR6 7RJ

Offers In Excess Of £270,000

**** NO ONWARD CHAIN SEMI DETACHED HOUSE TUCKED AWAY IN A QUIET CUL-DE-SAC**** Gilson Bailey are delighted to offer this well presented, three bedroom, semi-detached house, peacefully positioned in a quiet cul-de-sac within the highly sought after suburb of Sprowston. This attractive home offers well-proportioned accommodation comprising an entrance hall, spacious lounge and modern kitchen/diner on the ground floor. Upstairs, there are three generous bedrooms and a contemporary family bathroom off the landing. Outside, the property benefits from a large driveway providing ample off-road parking, while to the rear is a beautifully maintained, mature garden offering a wonderful space to relax and entertain. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. Perfectly suited to first-time buyers, growing families or those looking to move straight in, this fantastic home is sure to attract plenty of interest, so be quick to book your viewing.





While every attempt has been made to ensure the accuracy of the floorplans 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation 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 and stairs to first floor.

Lounge 15'1" x 13'10"

Double glazed window, two radiators.

Kitchen/Diner 13'10" x 8'11"

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'11" x 8'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'2" x 7'8"

Double glazed window, radiator.

Bedroom Three 8'11" x 5'10"

Double glazed window, radiator.

Bathroom 7'6" x 6'4"

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

Outside Front

Large shingled driveway providing off road parking.

Outside Rear

Timber decking and patio seating area, lawned garden, mature plants and shrubs, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(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 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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