







27 Avocet Rise I Sprowston I Norwich I NR7 8EU

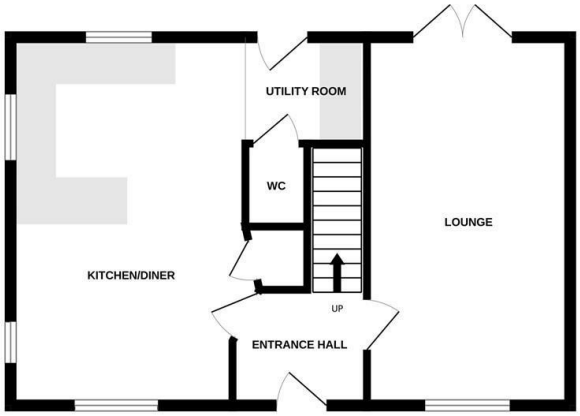
£350,000

STUNNING DETACHED HOUSE ON A CORNER PLOT Gilson Bailey are delighted to offer this beautifully presented, modern three bedroom detached family home, ideally positioned within the highly sought-after suburb of Sprowston and offered in excellent condition throughout. Providing spacious and well-balanced accommodation perfectly suited to modern family living, the ground floor comprises a welcoming entrance hall, comfortable and inviting lounge, impressive kitchen/diner offering a fantastic sociable space for family meals and entertaining, a useful separate utility room and convenient WC. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom off landing, with bedroom one enjoying the added luxury of its own en-suite shower room. Outside, the property features a low-maintenance front garden, while to the rear is a large, private garden, providing an excellent space for relaxing, entertaining and family enjoyment. A particular highlight is the versatile garden outbuilding, offering a variety of potential uses, together with access to a garage with off-road parking in front. Further benefits include double glazing and gas heating. Combining excellent presentation, generous accommodation, a superb private garden and versatile additional spaces, this impressive property makes a fantastic family home in a desirable Sprowston location, so be quick to book a viewing.

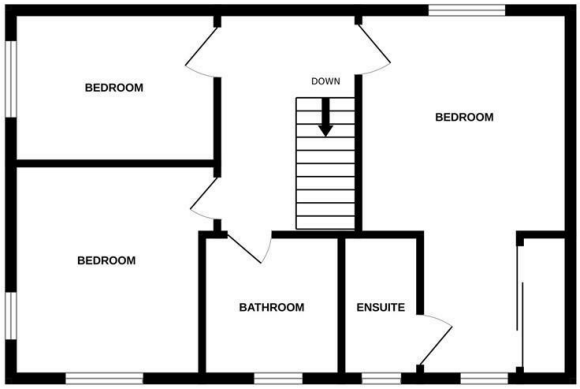
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GROUND FLOOR



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, kitchen/diner and stairs to first floor.

Lounge 18'5" x 10'2"
Double glazed window, patio doors, two radiators.

Kitchen/Diner 18'5" x 11'9"
Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer and dishwasher, two double glazed windows, radiator, cupboard.

Utility Room 5'7" x 5'2"
Space for washing machine, boiler, door to rear.

WC
Low level WC, hand wash basin.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 18'6" x 10'5"
Two double glazed windows, two radiators, built in wardrobes.

En-Suite 7'2" x 3'11"
Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 10'5" x 9'2"
Double glazed window, radiator.

Bedroom Three 9'2" x 7'8"
Double glazed window, radiator.

Bathroom 7'2" x 6'2"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Shingled garden with mature plants and steps to front door.

Outside Rear
Paved and lawned garden, timber decking, large outbuilding with power and lighting, timber shed, access to garage and driveway providing off road parking.

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.

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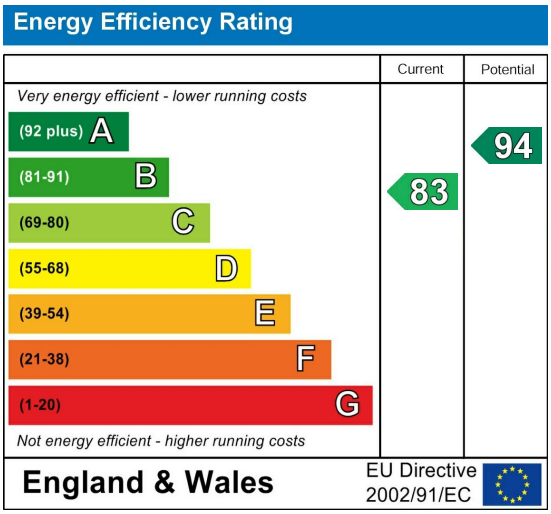












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Freehold

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.