







19 Pioneer Road I Sprowston I Norwich I NR6 7PB

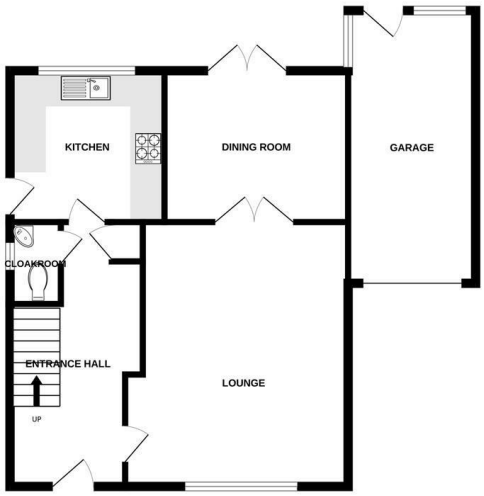
Guide Price £300,000

GUIDE PRICE £300,000 - £325,000DETACHED FAMILY HOME** Gilson Bailey are delighted to offer this stunning and beautifully presented, three bedroom, detached house, ideally situated in the highly sought after suburb of Sprowston. Offering spacious and well maintained accommodation throughout, the ground floor comprises a welcoming entrance hall, comfortable lounge, separate dining room, fitted kitchen and a convenient WC. On the first floor there are three well-proportioned bedrooms and a family bathroom off landing. Outside, the property enjoys an attractive lawned front garden alongside a driveway providing off road parking and access to the garage, while to the rear is a good sized and beautifully maintained garden, providing an excellent space for family life, relaxing and outdoor entertaining. Further benefits include double glazing, gas heating and excellent condition throughout, allowing the new owners to move straight in and enjoy. Combining generous accommodation, excellent outside space and a desirable Sprowston location, this fantastic property would make a wonderful family home, so be quick to book a viewing.

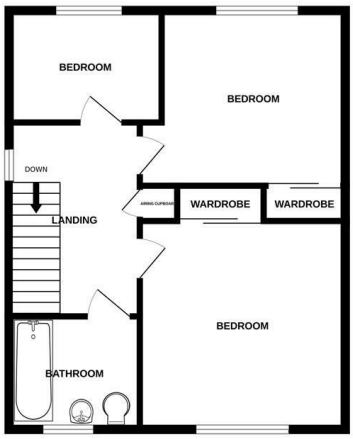
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GROUND FLOOR



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, WC and stairs to first floor.

Lounge 15'1" x 12'1"
Double glazed window, radiator.

Dining Room 8'10" x 8'5"
Patio doors, radiator.

Kitchen 9'6" x 8'4"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, door to side.

WC
Low level WC, hand wash basin.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 12'2" x 11'4"
Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'0" x 8'10"
Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'7" x 6'10"
Double glazed window, radiator.

Bathroom 5'5" x 6'3"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Lawned garden and driveway providing off road parking leading to a single garage.

Outside Rear
Patio seating area, artificial lawn, 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.

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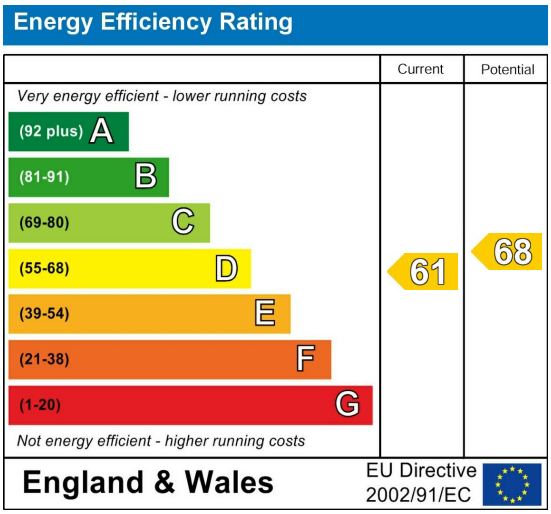












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.