



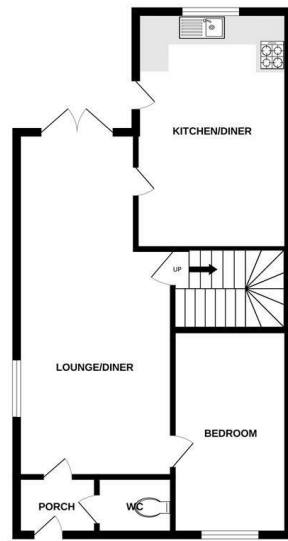
1 Post Mill Close | Sprowston | Norwich | NR7 8UA

Guide Price £310,000

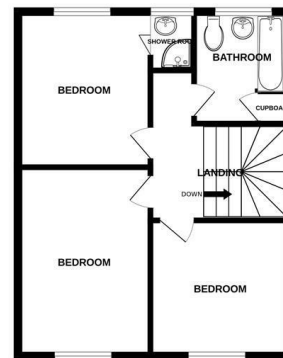
**** GUIDE PRICE £310,000 - £320,000 EXTENDED FAMILY HOME WITH NO CHAIN ****
 Gilson Bailey are delighted to offer this well-presented and deceptively spacious, four bedroom end-terrace house, tucked away within a quiet cul-de-sac in the sought-after suburb of Sprowston and offered with the added advantage of no onward chain. Providing flexible accommodation ideal for a variety of buyers, the ground floor comprises an entrance porch, convenient WC, generous lounge/diner, kitchen/breakfast room and a versatile additional bedroom converted from the former garage, which could equally lend itself to use as a home office, playroom or further reception space. Upstairs, there are three bedrooms and a bathroom off landing, with one bedroom benefiting from its own en-suite shower room. Outside, the property has a driveway providing off-road parking to the front, while to the rear is an enclosed lawned garden, offering a pleasant space for relaxing, entertaining or family enjoyment. Further benefits include double glazing and gas heating. Combining adaptable living space, a desirable cul-de-sac position and a chain-free sale, this appealing property would make an excellent first-time purchase or family home, so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any mis-communication or mis-statements. 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 operation or efficiency can be given. Plans made with Metaphor 3.0.0.0

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 Porch

Doors to lounge/diner and WC.

WC

Low level WC, hand wash basin, velux window.

Lounge/Diner 23'9" x 10'9"

Double glazed window, sliding patio doors, radiator.

Kitchen/Diner 16'4" x 10'7"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer and washing machine, double glazed window, PVC door, radiator.

Bedroom Four 13'11" x 8'0"

Double glazed window, radiator.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'1" x 9'1"

Double glazed window, radiator.

Bedroom Two 10'9" x 9'1"

Double glazed window, radiator, storage cupboard.

Shower Room 4'0" x 3'1"

Shower cubicle, hand wash basin, frosted double glazed window.

Bedroom Three 9'8" x 9'4"

Double glazed window, radiator.

Bathroom 7'8" x 6'7"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Lawned garden and driveway.

Outside Rear

Lawned garden enclosed by timber fencing and brick walling.

Local Authority

Broadland District Council - Tax Band B

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	71	77
(55-68) D		
(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 B

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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