







34 Chenery Drive I I Sprowston I NR7 8RR

Offers In Excess Of £335,000

EXTENDED DETACHED CHALET IN A QUIET CUL-DE-SAC Gilson Bailey are delighted to offer this spacious and extended, four bedroom detached chalet bungalow, pleasantly tucked away in a quiet cul-de-sac within the highly sought-after suburb of Sprowston. Offering generous and versatile accommodation arranged over two floors, this attractive property provides an excellent opportunity for families seeking a comfortable home in a peaceful and desirable residential setting. The ground floor comprises a welcoming entrance hall leading into a superb spacious lounge/diner, providing a wonderful space for relaxing, family dining and entertaining, alongside a fitted kitchen, two well-proportioned bedrooms and a convenient shower room, offering excellent flexibility for those requiring ground floor bedroom accommodation or a home office. Upstairs, there are two further generously sized bedrooms and a family bathroom off landing, providing additional space and privacy for growing families. Outside, the property benefits from an attractive lawned front garden and driveway providing off-road parking, leading to a garage, while to the rear is a good-sized, private garden, offering a fantastic setting for outdoor entertaining, gardening or simply relaxing and enjoying the warmer months. Further benefits include double glazing and gas heating. Combining four bedrooms, flexible accommodation, generous living space, a garage and a lovely private garden in a desirable cul-de-sac location, this appealing chalet bungalow would make a fantastic family home, so be quick to book a viewing.

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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/diner, two bedrooms, shower room and stairs to first floor.

Lounge/Diner 20'0" x 17'5"
Two double glazed windows, radiator.

Kitchen 10'5" x 10'3"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and dishwasher, double glazed window, radiator, door to side.

Shower Room 7'1" x 5'10"
Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Three 12'6" x 11'10"
Double glazed window, radiator.

Bedroom Four 11'11" x 7'0"
Double glazed window, radiator.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 13'1" x 9'10"
Double glazed window, radiator, cupboards.

Bedroom Two 12'9" x 9'10"
Double glazed window, radiator, cupboards.

Bathroom 7'7" x 5'4"
Corner bath, low level WC, hand wash basin, frosted double glazed window.

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

Outside Rear
Patio seating area, lawned garden, storage shed, two water butts, space saving airer, enclosed by timber fencing.

Local Authority
Broadland District Council, Tax Band D.

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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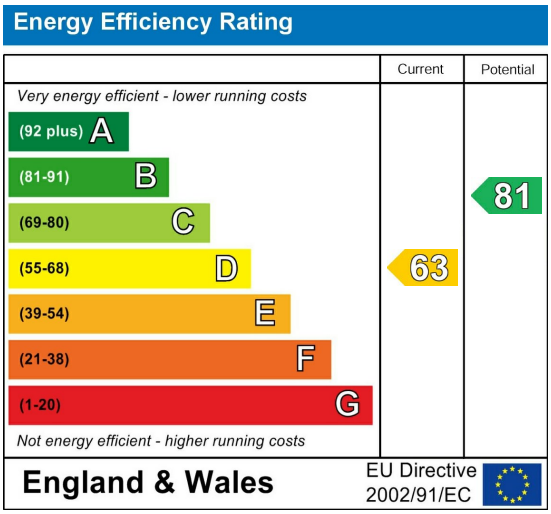












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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