



Mallard Way | , Sprowston, Norwich, NR7 8DN

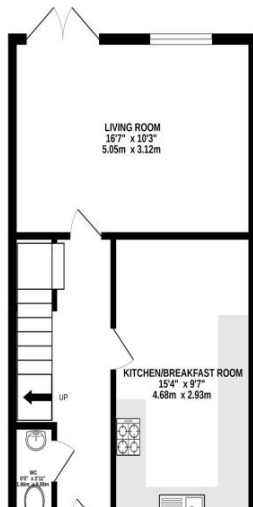
£1,500 pcm

Gilson Bailey Lettings are delighted to offer this WELL PRESENTED AND NEWLY DECORATED modern THREE STOREY 4 bedroom, 2 bathroom family house situated close to local shops, schools, parks and within easy reach of the City centre. The accommodation comprises of an entrance hall, downstairs cloakroom, large living room, kitchen breakfast room with integrated appliances, large master bedroom, en-suite shower room, two further double bedrooms, good sized third bedroom, family bathroom with shower over the bath, private South facing garden, GARAGE & off street parking, Energy Rating B, Council Tax Band C, UNFURNISHED

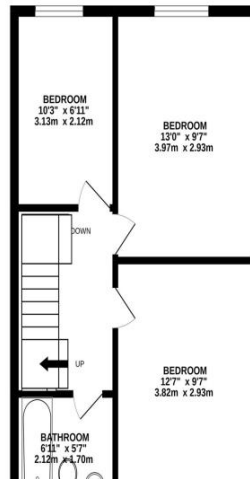
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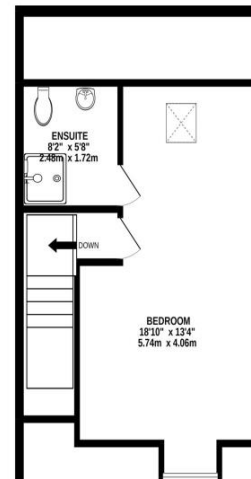
GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



Bathroom (First Floor)

Modern white suite comprising bath with shower over, WC and wash basin. Heated towel rail, frosted window, extensive tiling.

Bedroom 2 (First Floor)

4.20m (13'10") x 2.90m (9'7")

Double bedroom, front aspect window with far reaching views, radiator.

Bedroom 3 (First Floor)

4.10m (13'6") x 2.90m (9'7")

Double bedroom, rear aspect window overlooking the garden, radiator.

Bedroom 4 (First Floor)

3.10m (10'3") x 2.00m (6'7")

Generous sized single bedroom, rear aspect window, radiator. This room would also make an ideal home office.

Bedroom 1 (Second Floor)

5.10m (16'9") x 4.00m (13'2")

Master bedroom, front aspect window and Velux window allow much daylight in, TV point, radiator, door to en-suite shower room.

Bedroom 1 en-suite (Second Floor)

Modern suite comprising shower cubicle, WC and wash basin. Two Velux windows, heated towel rail, extensive tiling, inset spotlights.

Agents Note

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

Agents Notes

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

Garage & Parking

Brick built single garage (en-block) with two private parking spaces (one behind the other). Further unrestricted on street parking.

Garden

Fully enclosed private South facing garden mainly laid to lawn with patio area.

Downstairs Cloak Room (Ground Floor)

Modern suite in white comprising WC and wash basin. Laminate floor, frosted window, radiator.

Entrance Hall (Ground Floor)

Part glazed front door to entrance hall, quality laminate floor, built in storage cupboard, radiator, stairs to first floor.

Kitchen Breakfast Room (Ground Floor)

4.70m (15'6") x 3.00m (9'11")

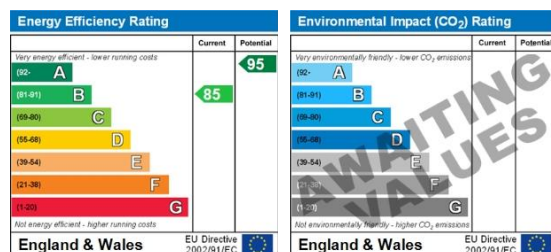
Modern kitchen with ample storage and work surface. Appliances include gas hob, electric oven, cooker hood, dishwasher, fridge/freezer and washing machine. Dining area, inset spotlights.

Living Room (Ground Floor)

5.00m (16'5") x 3.10m (10'3")

Large living room with big window and glazed double doors that allow much natural light in providing the room with a bright and welcoming feel. TV / BT / SAT points, radiator. Glazed double doors to garden.

Energy ratings



Directions: Leave the city via the Sprowston Road. Proceed over the outer ring road onto Wroxham Road. Proceed to the Tesco roundabout and proceed straight over. At the park & ride roundabout turn right into Mallard Way.