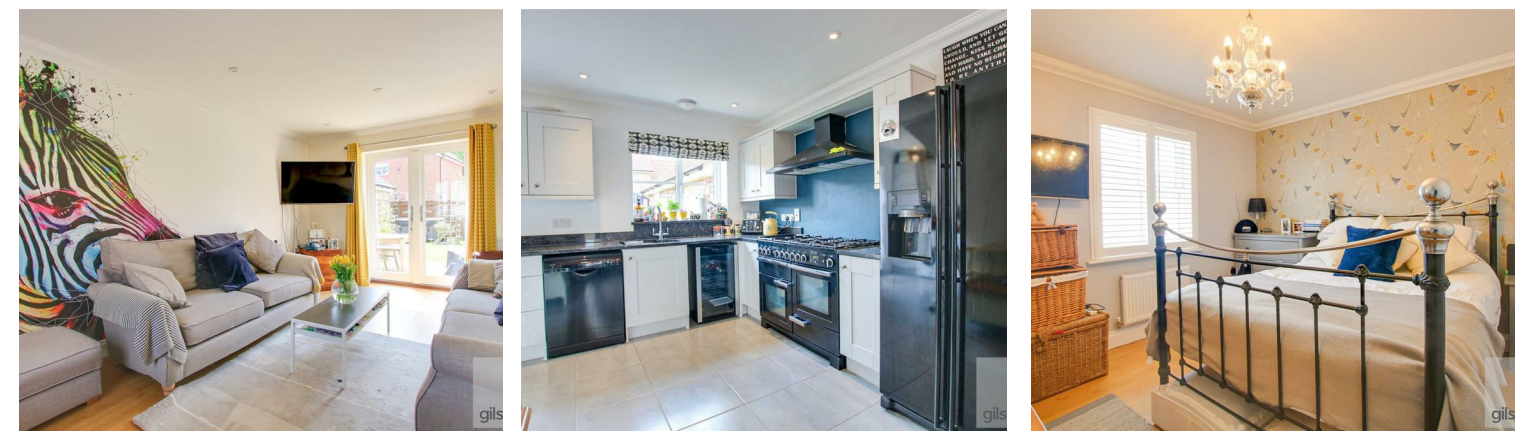


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	84
(69-80) C	
(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

11 Pilch Close | | Norwich | NR1 3FU

£500,000

****STUNNING LINK DETACHED MODERN HOUSE ON A RARELY AVAILABLE QUIET SMALL DEVELOPMENT**** Gilson Bailey are delighted to offer this WELL PRESENTED, SUBSTANTIAL, FOUR BEDROOM, LINK DETACHED HOUSE situated in a cul-de-sac to the south of the City Centre of Norwich. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a CARPORT DRIVEWAY providing off road parking leading to a SPACIOUS GARAGE with power and lighting. To the rear there is a good sized, well maintained, enclosed garden ideal for entertaining. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property makes a fantastic family home so be quick to book a viewing to appreciate the size and location on offer.

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.

<https://www.gilsonbailey.co.uk>
01603764444

Location

Pilch Close is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and is also within walking distance to the city centre. There is ease of access to Norwich railway station, Norwich bus station, Norwich ring road, A47 southern bypass, A11 and A140.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 18'1" x 10'9"

Double glazed window with shutter blinds, patio doors, two radiators.

Kitchen/Diner 18'2" x 16'9"

Fitted wall and base units with granite worktops over, sink and drainer, space for range cooker, American style fridge/freezer, washing machine, dishwasher and tumble dryer, double glazed window with shutter blinds, under stairs storage cupboard, radiator, door to rear.

WC

Low level WC, hand wash basin, radiator, extractor fan.

First Floor Landing

Doors to four bedrooms, bathroom and two cupboards.

Bedroom One 14'9" x 11'0"

Double glazed window with shutter blinds, radiator, built in wardrobe.

En-Suite 6'6" x 5'4"

Shower cubicle, low level WC, hand wash basin, double glazed window with shutter blinds, heated towel rail.

Bedroom Two 14'9" x 9'10"

Double glazed window with shutter blinds, radiator, built in wardrobe.

Bedroom Three 10'7" x 10'3"

Double glazed window with shutter blinds, radiator.

Bedroom Four 10'11" x 6'10"

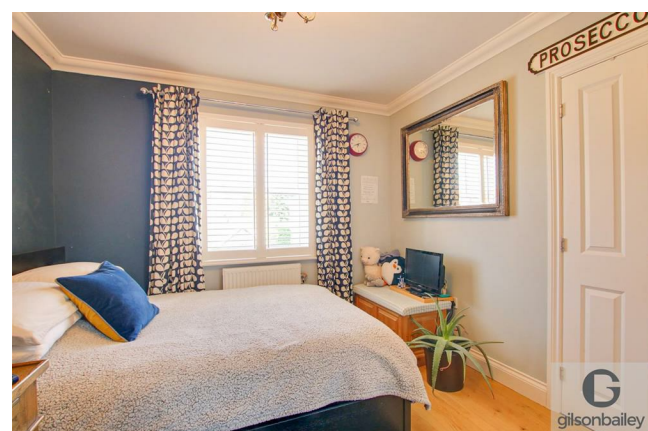
Double glazed window, radiator.

Bathroom 10'2" x 6'11"

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

Outside Front

Small lawned garden, brick weave carport driveway providing off parking.



Garage

With power and lighting.

Outside Rear

Lawned garden, mature plants and shrubs, space for hot tub (separate negotiation), enclosed by fencing with side gate access.

Local Authority

Norwich City Council, Tax Band D.

Tenure

Freehold

