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**7 Heathside Road | | Norwich | NR1 1TH**

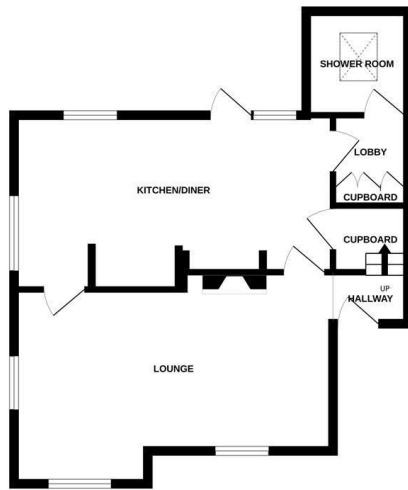
**Offers In Excess Of £510,000**

**\*\*RARELY AVAILABLE HOUSE IN A SOUGHT AFTER LOCATION WITH AN AMAZING GARDEN TERRACE AND VIEWS\*\*** Gilson Bailey are delighted to offer this **STUNNING, EXTENDED, FOUR BEDROOM, SEMI DETACHED HOUSE** situated on a requested road in the highly popular Thorpe Hamlet area of Norwich. Accommodation comprising entrance hall, lounge, **MODERN FITTED KITCHEN/DINER** and **STYLISH SHOWER ROOM** to the ground floor. On the first floor there are **FOUR BEDROOMS** and a **RECENTLY FITTED BATHROOM OFF LANDING**. Outside there is a shingled driveway providing off road parking and a **SINGLE GARAGE**. To the rear there is a paved rear garden with a spiral staircase leading to a **WONDERFUL, RAISED GARDEN TERRACE IDEAL FOR ENTERTAINING**. The house benefits from gas heating, secondary and double glazing and is in excellent condition throughout. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the quality and location on offer.

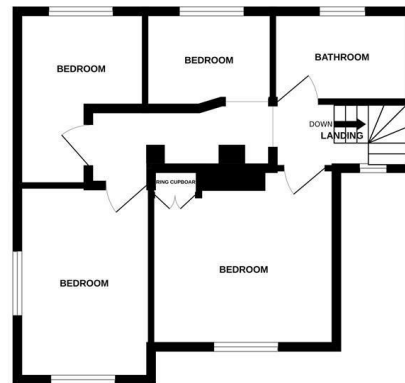
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GROUND FLOOR



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

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

### Accommodation Comprises

Front door to:

#### Entrance Hall

With access to lounge and stairs to first floor.

#### Lounge 20'1" x 11'11"

Two secondary glazed windows, double glazed window, two radiators, cast iron fireplace.

#### Kitchen/Diner 20'5" x 10'2"

Fitted wall and base units with worktops over, sink and drainer, Neff gas hob and fitted oven, integrated fridge/freezer, washing machine and dishwasher, two double glazed windows, PVC door, radiator.

#### Inner Lobby

Storage cupboard, radiator, door to:

#### Shower Room 6'4" x 6'3"

Shower cubicle, low level WC, hand wash basin, heated towel rail, Velux window.

#### First Floor Landing

Doors to four bedrooms and bathroom.

#### Bedroom One 10'11" x 10'11"

Secondary glazed window, radiator, cupboard.

#### Bedroom Two 12'0" x 8'2"

Secondary glazed window, single glazed window, radiator.

#### Bedroom Three 10'9" x 7'10"

Double glazed window, radiator.

#### Bedroom Four 7'10" x 5'10"

Double glazed window, radiator.

#### Bathroom 7'10" x 4'11"

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

#### Outside Front

Well presented lawned garden with mature plants and shrubs, driveway providing off road parking, single garage.

#### Outside Rear

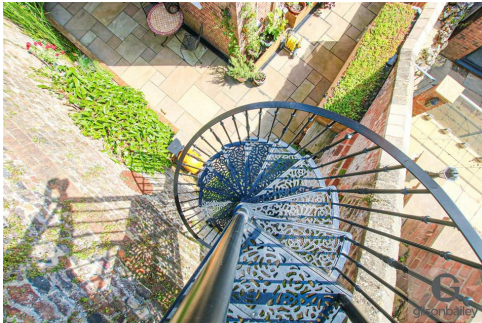
Paved garden, spiral staircase leading to garden terrace with amazing views.


#### Local Authority

Norwich City Council, Tax Band C.

#### Tenure

Freehold


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Norwich City Council, Tax Band C

**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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