



## 4 Le Safferne Gardens | | Norwich | NR3 4AR

### Offers In Excess Of £350,000

**\*\*A MUST SEE HIGH QUALITY TOWNHOUSE SET BACK IN A HIGHLY SOUGHT AFTER LOCATION\*\*** Gilson Bailey are delighted to offer this SIMPLY STUNNING, THREE BEDROOM, SEMI DETACHED, MODERN TOWNHOUSE situated just off Wall Road in the requested NR3 area of Norwich. Accommodation comprising entrance hall, spacious lounge, beautiful Howdens kitchen and WC to the ground floor. On the first floor there are two bedrooms and a stylish bathroom off landing and on the second floor you will find the main bedroom with built in wardrobes and a large, luxurious en suite shower room. Outside there is a small lawned garden and to the rear there is a SOUTH FACING, lawned garden with patio seating as well as TWO OFF-ROAD PARKING SPACES. The property benefits from double glazing, gas heating and has been designed and presented to a very high standard by the current vendors. Be quick to book a viewing to appreciate the quality on offer.





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

Le Safferne Gardens is located just to the north of the city within easy reach of amenities to include primary and secondary schooling, shops, popular local pubs and restaurants, Mousehold Heath and with excellent public transport links to and from the city centre. There is ease of access to the Norwich ring road and NDR.

## Accommodation Comprises

Front door to:

### Entrance Hall

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

### Lounge 14'10" x 13'11"

Double glazed window, door to garden, radiator.

### Kitchen 14'11" x 8'0"

Fitted wall and base units with granite worktops over, butler sink with mixer tap over, fitted hob and ovens, integrated fridge/freezer, washing machine and dishwasher, radiator, double glazed window.

### WC

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

### First Floor Landing

Doors to two bedrooms, bathroom and stairs to second floor.

### Bedroom Two 14'11" x 12'2"

Double glazed window, radiator.

### Bedroom Three 11'3" x 8'2"

Double glazed window, radiator.

### Bathroom

Bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

### Second Floor Landing

Door to:

### Bedroom One 14'11" x 11'6"

Two velux windows, radiator, built in wardrobe.

### En-Suite

Shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Outside Front

Lawned garden with path to front door.

### Outside Rear

Patio seating area leading to lawned garden, enclosed by fencing with rear gate access to two off road parking spaces.

### Local Authority

Norwich City Council, Tax Band C.

### Tenure

Freehold


### Utilities

Ultrafast full fibre broadband available.  
Mans water and electric.

### Agents Note

Service charges for the upkeep of communal areas are £403.15 per annum


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</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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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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