



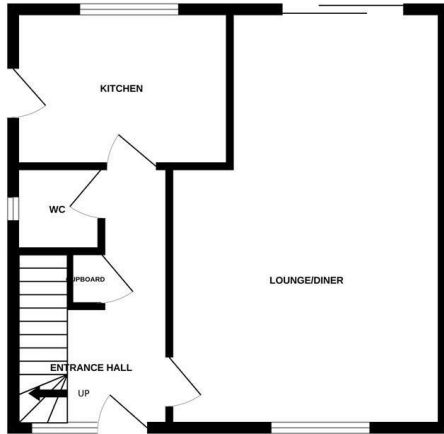
24 Clovelly Drive | | Norwich | NR6 5EY

Offers In Excess Of £300,000

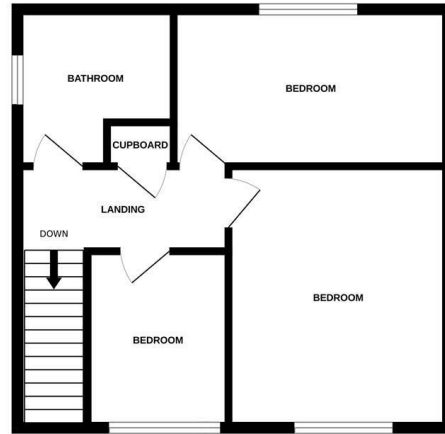
****DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this LARGE, THREE BEDROOM, DETACHED HOUSE situated in a quiet cul-de-sac in the highly sought after suburb of Hellesdon. Accommodation comprising entrance hall, lounge/diner, kitchen and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there are lawned front and rear garden with a driveway to side providing off road parking. There is also a SINGLE DETACHED GARAGE. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the potential and location on offer.



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

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge/Diner 22'0" x 12'8"

Sliding patio doors, double glazed window, two radiators.

Kitchen 10'7" x 8'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, space for washing machine, double glazed window, side door.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'5" x 10'1"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 13'4" x 8'5"

Double glazed window, radiator.

Bedroom Three 9'11" x 7'9"

Double glazed window, radiator.

Bathroom 8'6" x 7'6"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Lawned garden and driveway providing off road parking leading to a single garage.

Outside Rear

Lawned garden, mature plants and shrubs, enclosed by fencing.

Local Authority

Broadland District Council, Tax Band C.


Tenure

Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District 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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