



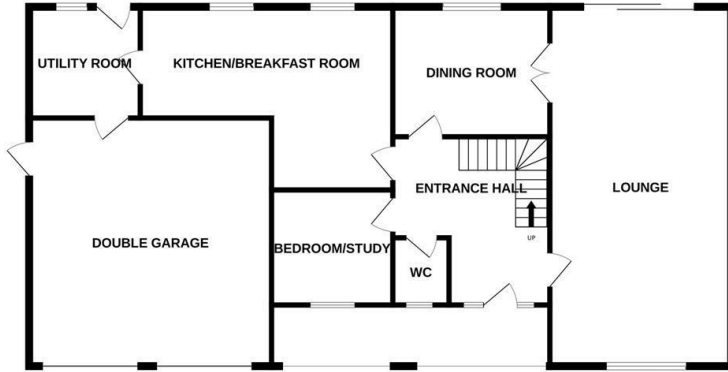
## 4 Downing Mews Cutler Way | | Norwich | NR5 9PE

**£550,000**

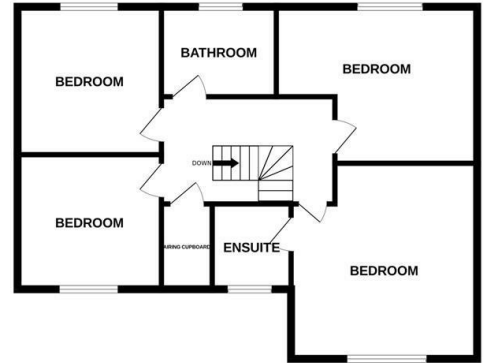
**\*\*RARELY AVAILABLE LOCATION WITH STUNNING FIELD VIEWS\*\*** Gilson Bailey are delighted to offer with NO ONWARD CHAIN this LARGE, 4/5 BEDROOM, DETACHED FAMILY HOME situated in a private and quiet cul-de-sac to the west of Norwich. Accommodation comprising entrance hall, spacious lounge, dining room, kitchen/breakfast room, utility room, study/bedroom and WC to the ground floor. On the first floor there are FOUR DOUBLE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a brick weave driveway providing AMPLE OFF ROAD PARKING leading to a DOUBLE GARAGE with power and lighting. To the rear there is a PRIVATE LAWNED GARDEN and patio seating area making it perfect for entertaining or alfresco dining. The house benefits from double glazing, Hive smart gas heating, lovely field views from the back bedrooms and is in excellent condition throughout. The property would make the perfect family home so be quick to book a viewing to appreciate the size 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

Located to the west of Norwich within reasonable distance of a good selection of amenities including outstanding schooling, doctor's surgery, shops and supermarket. There is excellent public transport to and from the city centre with ease of access to Norwich ring road, A47, A11, Norfolk and Norwich Hospital and Longwater Retail Park.

### Accommodation Comprises

Front door to:

#### Entrance Hall 12'6" x 11'6"

Doors to lounge, dining room, kitchen/breakfast room, study/bedroom, WC and stairs to first floor.

#### Lounge 26'9" x 13'7"

Double glazed window, sliding patio doors, two radiators, wood burner.

#### Dining Room 11'8" x 9'8"

Double glazed window, radiator.

#### Kitchen/Breakfast Room 18'10" x 13'7"

Fitted wall and base units with worktops over, sink and drainer, space for electric/gas cooker, integrated fridge and dishwasher, two double glazed windows, radiator.

#### Utility Room 8'4" x 7'9"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, double glazed window, doors to rear and garage.

#### Study/Bedroom 9'0" x 8'8"

Double glazed window, radiator.

#### WC 4'11" x 4'9"

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

### First Floor Landing

Doors to four bedrooms, bathroom and airing cupboard.

#### Bedroom One 15'2" x 13'5"

Double glazed window, radiator, fitted wardrobes.

#### En-Suite 8'0" x 5'10"

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

#### Bedroom Two 14'7" x 11'3"

Double glazed window, radiator.

#### Bedroom Three 12'7" x 12'4"

Double glazed window, radiator.

#### Bedroom Four 11'0" x 10'1"

Double glazed window, radiator.

#### Bathroom 8'7" x 6'6"

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

### Outside Front

Shingled area with mature plants and shrubs and brick weave driveway providing off road parking.

#### Double Garage 18'3" x 17'10" (4'11".56'11"m x 4'11".45'11"m)

With power, lighting and side door to garden.

### Outside Rear

Lawned garden, raised patio seating area, borders with mature plants and shrubs, enclosed by fencing with side gate access.

### Local Authority

Norwich City Council, Tax Band E.

### Tenure


Freehold

### Utilities

Superfast fibre broadband available.  
Mains water, electric, gas and sewage.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</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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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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