

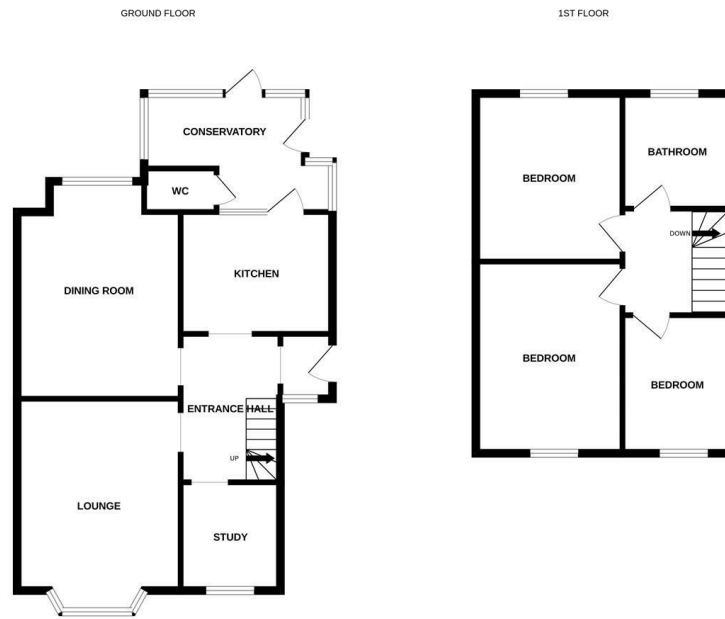


24 Denton Road | | Norwich | NR3 4DP

Offers In Excess Of £300,000

****GUIDE PRICE: £300,000 - £315,000 RENOVATED AND EXTENDED SEMI DETACHED HOUSE IN A SOUGHT AFTER NR3 LOCATION**** Gilson Bailey are delighted to offer this STUNNING, EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge, dining room, kitchen, study, conservatory and WC to the ground floor. On the first floor there are THREE BEDROOMS and a modern fitted bathroom. Outside there is a paved front garden and DRIVEWAY providing off road parking. To the rear there is a SINGLE GARAGE and a good sized, enclosed rear garden with patio seating area. The house benefits from double glazing, gas heating and is has been modernised to a very high standard by the current vendors. The property makes an excellent family home so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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, fixtures and appliances shown have not been tested and no guarantee is given to their operation or condition. Made with Metropac 02021

Location

Denton Road is situated close by to a good range of amenities including schooling for all ages, doctors, local parks including Mousehole heath, popular shops and pubs. Nearby bus stops give you excellent public transport links in and out of the city centre with ease of access to Norwich Ring Road and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen, study and stairs to first floor.

Lounge 14'6" x 10'0"

Double glazed window, radiator.

Dining Room 14'10" x 9'11"

Double glazed window, radiator.

Kitchen 10'3" x 8'0"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and dishwasher, radiator.

Study 7'4" x 6'9"

Double glazed window, radiator, boiler.

Conservatory 13'1" x 8'0"

Double glazed construction with door to garden and space for washing machine.

WC

Low level WC.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'0" x 10'1"

Double glazed window, radiator.

Bedroom Two 11'6" x 10'0"

Double glazed window, radiator.

Bedroom Three 9'10" x 7'6"

Double glazed window, radiator.

Bathroom 8'2" x 7'3"

Shower cubicle with rainfall shower over, tiled panelled bath, low level WC, hand wash basin, heated towel rail, two frosted double glazed windows.

Outside Front

Paved garden and large driveway providing off road parking.

Outside Rear

Patio seating area leading to a lawned garden, single garage, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band C.


Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(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	

Local Authority

Norwich City Council, Tax Band C

Tenure

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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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