

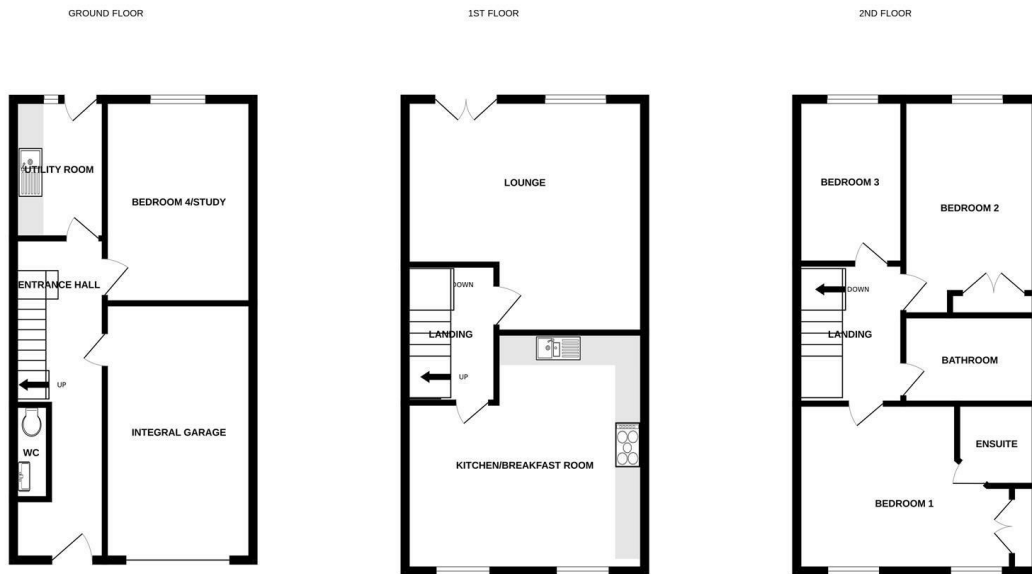


22 Old Library Mews | | Norwich | NR1 1ET

Guide Price £450,000

***GUIDE PRICE £450,000-£465,000** Gilson Bailey are delighted to offer this HOPKINS BUILT, THREE STOREY, FOUR bedroomed townhouse tucked away off Thorpe Road in this SOUGHT- AFTER tree lined development. Accommodation comprising ENTRANCE HALL, CLOAKROOM, UTILITY ROOM and BEDROOM FOUR/STUDY. On the first floor there is a 18" LOUNGE with JULIETTE BALCONY providing lovely views of the garden and 15" KITCHEN/DINING ROOM. The second floor landing gives access to the MAIN BEDROOM with ENSUITE facilities, two further bedrooms and bathroom. A front driveway provides off-road parking adjacent to the INTEGRAL GARAGE with REMOTE-CONTROLLED ELECTRIC DOOR. To the rear you will find a SECLUDED PRIVATE LANDSCAPED GARDEN with artificial grass backing onto mature trees. The property benefits from double glazing and gas fired radiator central heating throughout.





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

Old Library Mews, as previously mentioned, is situated at the City end of Thorpe Road, a stone's throw from the railway station, the Riverside complex with its multiplex cinema, a great selection of bars and restaurants including the real ale Coach and Horses pub on Thorpe Road. There is also easy access to the main City Centre area itself with its wide array of boutique shops, Chapelfield shopping centre and further eateries. The property is extremely well presented and would suit a wide array of buyers.

Accommodation Comprises:

Front door to:

Entrance Hall

Staircase to first floor with understairs storage cupboard, personnel door to garage, telephone point, radiator, doors to cloakroom, utility room and bedroom four/study.

Cloakroom

Two piece suite comprising low level wc and hand wash basin, tiled splashbacks, extractor fan, radiator.

Utility Room 10'3" x 8'11"

Part-glazed double glazed door to rear aspect, base units with worktops over, inset sink and drainer with taps over, tiled splashbacks, power points, spaces for washing machine and tumble dryer, wall mounted gas boiler, radiator.

Bedroom Four/Study 12'4" x 8'11"

Double glazed window to rear aspect, radiator

First Floor Landing

Staircase to second floor, power point, radiator, doors to lounge and kitchen/dining room, radiator.

Lounge 18'6" x 15'5" max

Double glazed window to rear aspect with views over garden and towards the park and mature trees, double glazed French doors to Juliette balcony, feature 'living gas flame' fire with pine surround, TV point, two radiators.

Kitchen/Dining Room 15'5" x 12'10"

Two double glazed windows to front aspect providing lovely views down the close, quality range of fitted wall and base units with worktops over, inset one and a half bowl stainless steel sink and drainer with mixer taps over, tiled splashbacks, power points, inset five ring gas hob with Neff extractor hood over, two integrated fan-assisted ovens, integral dishwasher and fridge/freezer, TV point, telephone point, two radiators.

Second Floor Landing

Storage cupboard/ wardrobe, airing cupboard, loft hatch, doors to all three bedrooms and bathroom.

Bedroom One 13'6" x 10'7"

Two double glazed windows to front aspect, built-in wardrobes, TV point, radiator. Door to:

En-Suite Shower Room

Three piece suite comprising shower cubicle, hand wash basin and low level wc, tiled splashbacks, shaver socket, radiator.

Bedroom Two 12'2" x 8'2"

Double glazed window to rear aspect, built-in wardrobes, radiator.

Bathroom Three 10'5" x 6'11"

Double glazed window to rear aspect, radiator.

Bathroom

Three piece suite comprising of panelled bath with mixer taps and shower attachment low level WC, hand wash basin, tiled splashbacks, extractor fan, shaver socket, radiator.

Outside - Front

Driveway providing off-road parking giving access to garage, stepped path up to front door, all enclosed by railings, walling and hedging, outside courtesy light.

Outside - Rear

Access from the utility room to sunken courtyard area with courtesy light and water point, steps up to a private secluded landscaped garden extending to approximately 55' with patio, and artificial grass. There are well-stocked mature shrub and flower borders and the garden is fully enclosed by timber fencing with a screened storage area to the far left hand corner of the garden.

Local Authority

Norwich City Council - Tax Band E


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		
(69-80) C	71	80
(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	

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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.