



**15 Stratford Drive | | NORWICH | NR1 2EY**

## **Offers In Excess Of £325,000**

**\*\*FULLY RENOVATED AND EXTENDED SEMI DETACHED HOUSE WITHIN WALKING DISTANCE TO THE CITY CENTRE\*\*** Gilson Bailey are delighted to offer this **STUNNING, EXTENDED, BAY FRONTED, THREE BEDROOM, SEMI DETACHED HOUSE** situated to the south of Norwich. Accommodation comprising entrance hall, lounge/diner, modern fitted kitchen with bi-fold patio doors and a utility/WC to the ground floor. On the first floor there are **THREE BEDROOMS** and a stylish bathroom off landing. Outside there is a front driveway providing **OFF ROAD PARKING** and to the rear there is a well presented rear garden with patio seating area and a garage with ample storage. The house benefits from double glazing, gas heating and has been renovated to a very high standard throughout by the current vendors. The property would make a perfect family home so be quick to book a viewing to appreciate the size, quality and location on offer.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are based on current practice and no guarantee is given for their condition or fitness to use for them.  
Made with Metropac CAD200

## Location

Stratford Drive is situated just off City Road within reasonable distance to local schooling, doctors, shops and pubs. There is ease of access to Norwich bus station, Norwich railway station, Norwich ring road, Riverside complex and the A47 southern bypass with good public transport links in and out of the city centre.

## Accommodation Comprises

Front door to:

### Entrance Hall

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

### Lounge/Diner 24'6" x 11'7"

Double glazed window with shutter blinds, two radiators, double doors to:

### Kitchen 16'7" x 12'2"

Fitted wall and base units with worktops over, centre island, sink and drainer, fitted hob and double oven, integrated fridge/freezer and dishwasher, double glazed window, door to side, bi-fold patio doors, two velux windows, radiator.

### Utility/WC 8'2" x 4'1"

Low level WC, hand wash basin, space for washing machine and tumble dryer, frosted double glazed window.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 12'9" x 8'2"

Double glazed window with shutter blinds, radiator, built in wardrobes.

### Bedroom Two 11'11" x 8'2"

Double glazed window with shutter blinds, radiator, built in wardrobes.

### Bedroom Three 7'8" x 7'5"

Double glazed window with shutter blinds, radiator.

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

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

### Outside Front

Driveway providing off road parking.

### Outside Rear

Patio seating area leading to lawned garden, mature plants and shrubs, garage, enclosed by timber fencing and brick walling.

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>66</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.