

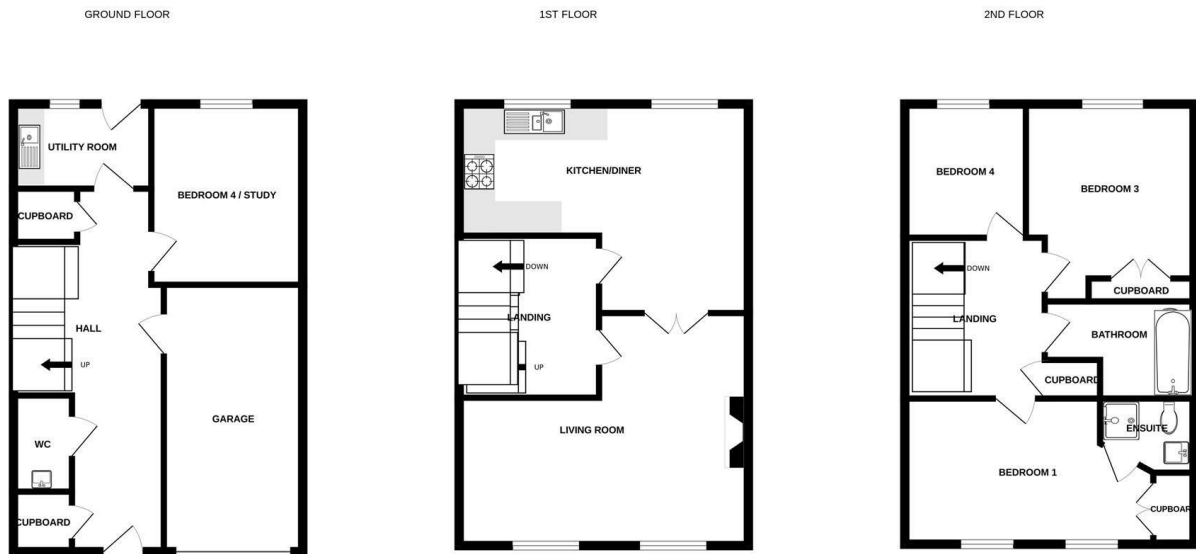


## 11 Unicorn Yard | | Norwich | NR3 3AL

### Guide Price £450,000

\*\*\*GUIDE PRICE £450,000-£475,000 - NO ONWARD CHAIN\*\*\* This STUNNING Hopkins-built, THREE-STORY, FOUR bedroomed MODERN townhouse is situated in a sought after development, tucked away in a quiet cul-de-sac location. Accommodation comprising entrance hall, downstairs cloakroom, utility room, bedroom four and to the first floor landing there is a 16' kitchen/dining room with fitted kitchen units and a 17' lounge. To the second floor there are three bedrooms with bedroom one having newly fitted ensuite and a stylish family bathroom. Outside to the front there is an allocated parking space, access to an integral garage plus brick built bike shed and a low maintenance, enclosed garden to the rear. The property benefits from gas fired central heating, double glazing throughout and is presented in excellent decorative order. Internal viewing is highly recommended to appreciate the quality on offer.





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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### Accommodation Comprises:

Front door to:

#### Entrance Hall

Doors to three storage cupboards, integral garage, utility room, bedroom four and downstairs cloakroom.

#### Downstairs Cloakroom

Low level wc and wash basin, radiator.

#### Utility Room 7'7" x 6'9"

Fitted wall and base units, wall-mounted boiler, spaces for washing machine and dryer, radiator, door to rear garden.

#### Bedroom Four 9'7" x 11'5"

Double glazed window to rear aspect, radiator.

#### First Floor Landing

Doors to lounge and kitchen/dining room, radiator, staircase to second floor.

#### Kitchen/Dining Room 16'10" x 13'8"

Two double glazed windows to rear aspect, two radiators, quality fitted wall and base units with worktops over, single sink and drainer, tiled splashbacks, four-ring induction hob with built-in double oven and extractor hood over, integrated fridge/freezer, space for dishwasher. Double doors to:

#### Lounge 16'11" x 17'0" narrowing to 7'1"

Two double glazed windows to front aspect, TV point, radiators, feature gas fire with tiled surround.

#### Second Floor Landing

Doors to three bedrooms, bathroom, storage cupboard and airing cupboard.

#### Bedroom One 10'1" x 14'7"

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

#### En-Suite 6'0" x 5'8"

Shower cubicle with rainfall shower, low level wc, wash basin, heated towel rail.

#### Bedroom Two 9'7" x 10'2"

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

#### Bedroom Three 10'2" x 6'11"

Loft access, double glazed window to rear aspect, radiator.

#### Bathroom

Three piece suite comprising bath with shower over, hand wash basin, low level WC, heated towel rail.

#### Outside

Front Garden with one off-road parking space, path to front door. Access to: Single Integral Garage with up and over door, power and light connected. Rear Garden enclosed by timber panelled fencing, patioed throughout with timber gate giving access to the rear. Allocated brick built bike shed.

#### Local Authority

Norwich City Council - Tax Band E


#### Tenure

Freehold

#### Utilities

Ultrafast 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>		<b>85</b>
(69-80) <b>C</b>	<b>75</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	

**Local Authority**

Norwich City Council - E

**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.