



31 Kingsley Road | | Norwich | NR1 3RB

£450,000

****STUNNING BAY FRONTED HALL ENTRANCE TERRACE ON A REQUESTED ROAD ON THE EDGE OF THE CITY CENTRE**** Gilson Bailey are delighted to offer this beautifully presented, bay-fronted, four-bedroom end-terrace house located on a sought-after, tree-lined road just a short walk from Norwich City Centre. Full of character and original features, the property offers a spacious entrance hall, bay-fronted lounge, separate dining room, large kitchen/diner, and a newly fitted modern shower room on the ground floor. Upstairs, there are four bedrooms and a family bathroom. The property also benefits from a large, well-lit cellar providing ample storage space. With double glazing, gas central heating, and a blend of traditional charm with modern updates, this well-maintained home is ideal for families. The location is perfect for easy access to the city centre while enjoying the tranquility of a residential street. Viewing is highly recommended to appreciate the size and location on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, views and any other items are approximate and no responsibility is taken for any mis-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 condition or efficiency can be given. Made with Hoxpax i2020.

Location

Kingsley Road is situated a short walk to the south of the city centre with all the amenities the city offers including restaurants, bars, coffee shops plus extensive shopping. There is good access to schooling for all ages, the University of East Anglia, the Norfolk & Norwich University Hospital, A11 & A47.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge 15'8" x 12'2"

Double glazed windows, radiator, cast iron fireplace.

Dining Room 11'10" x 10'1"

Double glazed window, radiator, cast iron fireplace.

Kitchen/Diner 18'6" x 9'7"

Fitted wall and base units with worktops over, butler sink with tap over, Range cooker, integrated dishwasher, space for fridge/freezer and washing machine, two double glazed windows, radiator.

Shower Room 6'10" x 5'6"

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

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 15'7" x 10'2"

Double glazed windows, radiator, built in wardrobes.

Bedroom Two 11'10" x 10'1"

Double glazed window, radiator, storage cupboard.

Bedroom Three 9'8" x 9'0"

Double glazed window, radiator.

Bedroom Four 8'9" x 5'4"

Double glazed window, radiator.

Bathroom 8'8" x 6'4"

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

Cellar 20'4" x 9'4"

Outside Front

Small low maintenance garden with step to front door.

Outside Rear

Brick weave garden enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band D.

Tenure


Freehold

Utilities

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		84
(69-80) C	68	
(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 D

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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