



34 Bathurst Road | | Norwich | NR2 2PP

Price Guide £450,000

GUIDE PRICE: £450,000 - £475,000 ****LARGE THREE STOREY DETACHED HOUSE IN THE HIGHLY REQUESTED GOLDEN TRIANGLE AREA OF NORWICH****
 Gilson Bailey are delighted to offer this impressive, hall entrance, five bedroom, three storey, detached bay fronted house situated in the ever popular Golden Triangle area of Norwich with accommodation comprising, entrance hall, bay fronted lounge, dining room, kitchen, breakfast room and shower room to the ground floor. On the first floor there are three bedrooms, shower room and WC off landing and a further two bedrooms on the second floor. Outside there is a low maintenance front garden and a courtyard garden to the rear with storage shed and views over Norwich. The house benefits from double glazing, gas heating and is offered with no onward chain. The property would make 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 plots, windows, doors 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 operation or efficiency can be given. Plans made with Metaplan 10/2011

Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, breakfast room, shower room and stairs to first floor.

Lounge 16'2" x 12'6"

Sash window to front, radiator.

Dining Room 12'4" x 12'0"

Double glazed window to rear, radiator.

Kitchen 13'1" x 9'1"

Fitted wall and base units with worktops over, sink and drainer, two four ring electric hobs with extractor over, two fitted ovens, space for fridge/freezer, washing machine and tumble dryer, double glazed window to rear and side, radiator.

Breakfast Room 11'6" x 9'5"

Double glazed window to side, radiator.

Shower Room 5'9" x 5'1"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window to side.

First Floor Landing

Doors to three bedrooms, shower room, WC and stairs to second floor.

Bedroom One 13'5" x 12'2"

Double glazed window to rear, radiator.

Bedroom Two 13'4" x 8'11"

Double glazed window to front, radiator.

Bedroom Three 13'4" x 7'6"

Double glazed window to front, radiator.

Shower Room 6'2" x 5'8"

Shower cubicle, hand wash basin, radiator.

WC

Low level WC, hand wash basin.

Second Floor Landing

Doors to two bedrooms.

Bedroom Four 15'10" x 6'2"

Double glazed window to side, radiator.

Bedroom Five 15'9" x 6'5"

Velux window to rear, radiator.

Outside

Low maintenance front garden enclosed by brick walling and a rear courtyard garden with storage shed and views over Norwich.

Tenure

Freehold

Utilities


Full fibre broadband available.
Mains water and electric.

Local Authority

Norwich city council - Tax band E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 E

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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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