



3 Curtis Road | | NORWICH | NR6 6RB

£240,000

****EXTENDED SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN****

Gilson Bailey are delighted to offer this SPACIOUS, FOUR BEDROOM, EXTENDED, SEMI DETACHED HOUSE situated in a cul-de-sac in the sought after suburb of Hellesdon. Accommodation comprising entrance porch, hallway, lounge, dining room, kitchen, conservatory and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a bathroom off landing. Outside there is a DRIVEWAY to the front providing off road parking and an enclosed, rear garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises

Front door to:

Entrance Porch

With doors to hallway and kitchen.

Hallway

Stairs to first floor and door to lounge.

Lounge 13'2" x 11'3"

Bay fronted double glazed window to front aspect, feature fire place, radiator and double doors to dining room.

Dining Room 14'5" x 11'5"

Double glazed bay window to rear aspect, door to rear garden, door to conservatory, under stairs storage cupboard and radiator.

Kitchen 15'4" x 8'0"

Double glazed windows to front and side aspect, fitted range of wall and base units with worktops over, space left for washing machine, built in oven and hob, tiled splash backs, archway to pantry with further wall units and door leading to cloakroom.

Conservatory 9'10" x 8'4"

Double glazed windows overlooking rear garden and doors to rear garden.

WC

Two piece suite comprising of wc, wash hand basin, double glazed window to side aspect and radiator.

First Floor Landing

Loft access and doors to all rooms.

Bedroom One 12'5" x 11'3"

Double glazed bay window to front aspect and double glazed window to front and radiator.

Bedroom Two 12'10" x 8'3"

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

Bedroom Three 11'1" x 8'0"

Double glazed window to front aspect and radiator.

Bedroom Four 7'1" x 6'1"

Double glazed window to rear aspect and radiator.

Bathroom

Modern bathroom suite comprising of bath, wc, wash hand basin, shower, airing cupboard and frosted double glazed window to rear.

Outside Front

There is a large gravel driveway providing off road parking, with pathways to front door and gated access leading to the rear garden.

Outside Rear

Fully enclosed rear garden, mainly laid to lawn with a decked area and patio.

Local Authority

Norwich City Council, Tax Band C.

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		85
(69-80) C		
(55-68) D	60	
(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.

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