



7 Beaumont Crescent | Hethersett | Norwich | NR9

Guide Price £270,000

GUIDE PRICE £270,000 - £290,000 - MODERN END TOWNHOUSE WITH TWO OFF ROAD PARKING SPACES** Gilson Bailey are delighted to offer this STUNNING, THREE BEDROOM, THREE STOREY, END TOWNHOUSE situated on a modern estate in the highly sought after village of Hethersett. Accommodation comprising entrance porch, lounge, kitchen/diner and WC to the ground floor. On the first floor there are two bedrooms and a bathroom off landing and on the second floor you will find the main bedroom with an EN-SUITE SHOWER ROOM. Outside there are TWO OFF ROAD PARKING SPACES to the front and to the rear there is an enclosed lawned garden with a patio seating area. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase so be quick to book a viewing.





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 misstatement. 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.
Made with Metropix CS25

Location

Hethersett, is a sought after south-lying village which has an excellent selection of amenities including schooling, doctors, shops, pubs and restaurants. There is excellent access to the A47 Southern Bypass, the University of East Anglia, Norfolk & Norwich University Hospital and Norwich City centre itself.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 14'9" x 11'10"

Double glazed window, radiator, storage cupboard.

Kitchen/Diner 11'10" x 8'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, patio doors, radiator.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to two bedrooms, bathroom and stairs to second floor.

Bedroom Two 11'10" x 10'5"

Two double glazed windows, radiator.

Bedroom Three 11'10" x 8'10"

Double glazed window, radiator.

Bathroom

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

Second Floor Landing

Door to:

Bedroom One 17'4" x 8'5"

Double glazed window, radiator.

En-Suite

Shower cubicle, low level WC, hand wash basin, radiator, Velux window.

Outside Front

Two off road parking spaces.

Outside Rear

Patio seating area, lawned garden, enclosed by timber fencing with side gate access to storage area.

Local Authority

South Norfolk District Council, Tax Band C.

Tenure

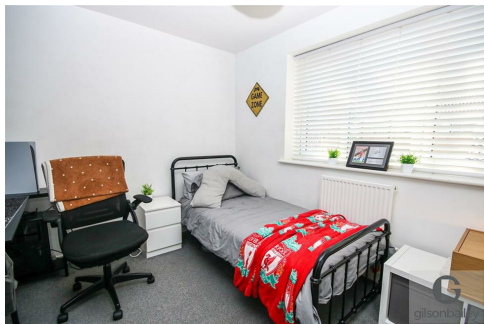
Freehold

Service Charge £20 per month

Utilities

Full fibre broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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	

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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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