



9 Bridle Lane | | Norwich | NR4 6RU

Offers In Excess Of £160,000

Gilson Bailey are delighted to offer this charming two-bedroom mid-terrace house, tucked away within the highly sought-after Keswick Hall development, just a short distance from Norwich. Surrounded by beautifully maintained communal gardens and enjoying access to fantastic residents' facilities, including a swimming pool and tennis courts, this property offers a unique lifestyle opportunity in a peaceful rural setting.

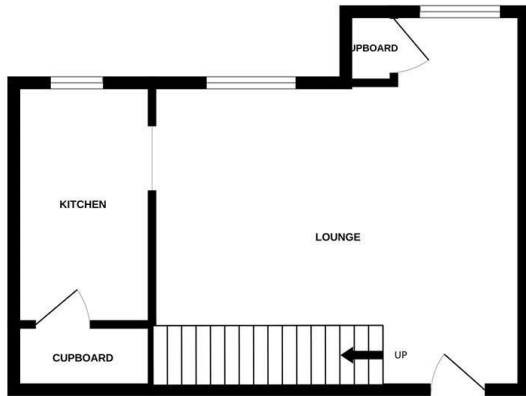
The accommodation is light and well-presented throughout, comprising a comfortable lounge and a kitchen on the ground floor, providing a practical layout for modern living. Upstairs, there are two bedrooms and a bathroom off landing, ideal for first-time buyers, professionals or those looking for an easy-to-maintain home.

Externally, the property benefits from the use of extensive communal grounds, creating a wonderful backdrop for walks and outdoor leisure, along with a residents' car park providing ample off-road parking.

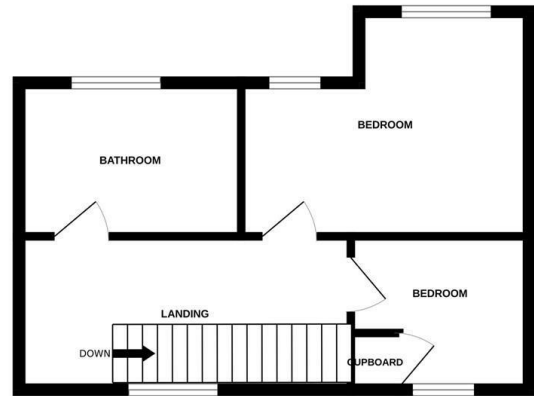
Further benefits include gas central heating, double glazing and the property's excellent decorative order, meaning it is ready to move straight into. With its enviable location, attractive surroundings and added lifestyle amenities, this home would make an outstanding first-time purchase or buy-to-let investment. Early viewing is highly recommended to avoid disappointment.



GROUND FLOOR



1ST FLOOR



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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Location

Bridle Lane can be found to the south of Norwich in the popular village of Keswick. Close by are the neighbouring villages of Eaton, Cringleford and Mulbarton offering a good selection of local amenities including schooling, shops, supermarkets, pubs and restaurants.. There is ease of access to the A47 southern bypass, University of East Anglia and the Norfolk & Norwich University Hospital.

Accommodation Comprises

Front door to:

Lounge 17'2" x 11'9"

Two double glazed windows, radiator, stairs to first floor.

Kitchen 11'4" x 6'5"

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

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 11'8" x 10'0"

two double glazed windows, radiator.

Bedroom Two 8'3" x 6'9"

Double glazed window, radiator.

Bathroom 7'3" x 6'5"

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

Outside

There are very well maintained mature communal gardens for resident's use including swimming pool and outdoor tennis courts, plus there is off-street resident's car parking on a first-come, first-served basis.

Local Authority

South Norfolk District Council, Tax Band B.

Tenure

Freehold

Service charge £116 per month.

Utilities

Fibre to the cabinet broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(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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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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