



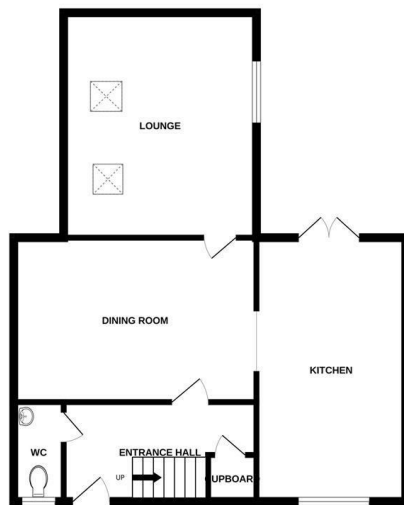
10 Honey Close | | Norwich | NR1 4LJ

£265,000

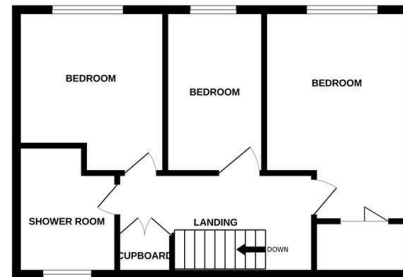
****EXTENDED END TERRACE HOUSE ON A CORNER PLOT WITH PARKING AND A GARAGE**** Gilson Bailey are thrilled to present this spacious and beautifully extended three-bedroom end-terrace home, occupying a generous corner plot to the east of Norwich. The property boasts a welcoming entrance hall, a cosy lounge complete with wood burner, separate dining room, modern kitchen and convenient ground floor WC. Upstairs, three well-proportioned bedrooms and a stylish shower room provide comfortable family living. Outside, the home continues to impress with off-road parking, a single garage, and a deceptively large, private rear garden – perfect for entertaining or relaxing in the sun. With electric heating, double glazing and superb condition throughout, this versatile home is ideal for a wide range of buyers and must be viewed to be fully appreciated.



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

Honey Close is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is ease of access to Norwich train station, Riverside development and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to dining room, WC and stairs to first floor.

Lounge 15'3" x 12'11"

Double glazed window, two electric radiators, wood burner.

Dining Room 16'3" x 10'11"

Electric radiator.

Kitchen 17'8" x 10'0"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine, dishwasher and tumble dryer, double glazed window, patio doors, electric radiator.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 14'6" x 9'9"

Double glazed window, electric radiator, built in wardrobe.

Bedroom Two 11'1" x 9'8"

Double glazed window, electric radiator.

Bedroom Three 11'1" x 6'7"

Double glazed window, electric radiator.

Shower Room 8'3" x 6'9"

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

Outside Front

Shingled garden providing off road parking.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, single garage, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

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		
(69-80) C		
(55-68) D		
(39-54) E	56	
(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 B

Tenure

Freehold

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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