



4 Aldryche Road | | Norwich | NR1 4LE

£270,000

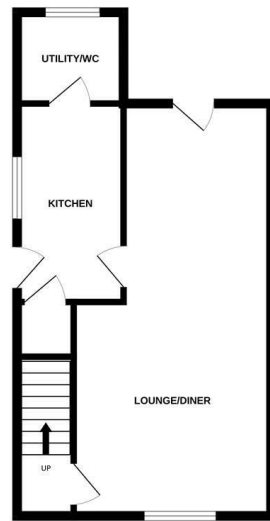
****EXTENDED SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-presented two-bedroom semi-detached home, tucked away in a quiet cul-de-sac to the east of Norwich. Enjoying a peaceful position yet within easy reach of local amenities and the city centre, the property offers spacious and practical accommodation throughout. The ground floor comprises a welcoming entrance hall, a generous lounge/diner perfect for relaxing and entertaining, a fitted kitchen, and the convenience of a utility/WC. On the first floor, there are two good-sized bedrooms and a stylish bathroom off landing.

Outside, the property continues to impress with a large driveway providing ample off-road parking, a single garage, and a mature rear garden offering space, privacy and a delightful setting for outdoor living.

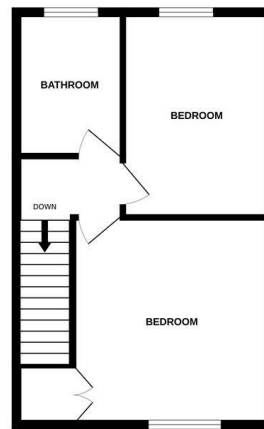
Further benefits include gas central heating, double glazing, and the significant advantage of being offered with no onward chain, making for a straightforward purchase. Ideal as a first-time home or downsize opportunity, this property combines comfort, convenience and a desirable location — early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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 is given as to their condition or efficiency and the green flag is not to be used for green.

Location

The property is situated to the east of Norwich close by to a great selection of amenities including schooling, pubs, supermarkets, popular parade of shops on the nearby Plumstead Road, excellent public transport links to and from the city centre and access to Mousehold Heath.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge/diner and stairs to first floor.

Lounge/Diner 25'0" x 12'0"

Double glazed window, two radiators, door to rear.

Kitchen 12'0" x 6'4"

Fitted base units with worktops over, sink and drainer, fitted hob and oven, double glazed window, cupboard, radiator, door to side.

Utility/WC 6'7" x 6'4"

Low level WC, space for washing machine, double glazed window.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 12'6" x 12'0"

Double glazed window, radiator, storage cupboard.

Bedroom Two 12'0" x 9'0"

Double glazed window, radiator.

Bathroom 8'7" x 6'4"

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

Outside Front

Shingled driveway providing off road parking leading to a single garage.

Outside Rear

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

Local Authority

Norwich City Council, Tax Band B.

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		
(69-80) C		
(55-68) D	67	
(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 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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