

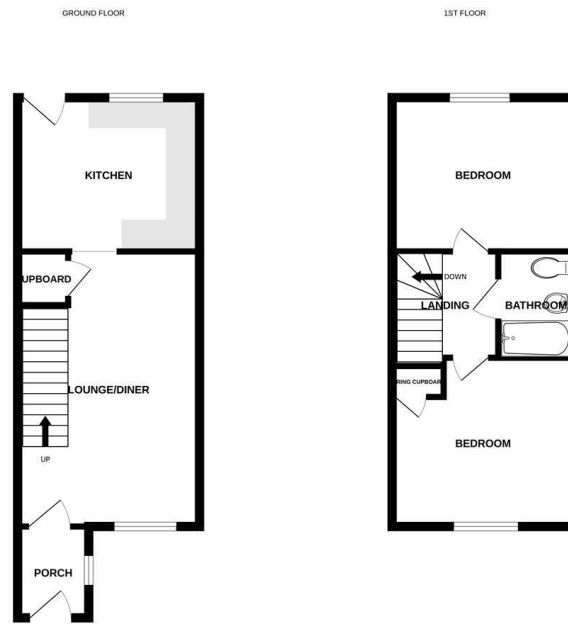


**17 White Gates | | Norwich | NR5 0PN**

**Guide Price £215,000**

**\*\*GUIDE PRICE £215,000 - £220,000\*\*** Nestled away in the highly sought-after suburb of Costessey, this beautifully presented two-bedroom mid-terrace home is perfectly positioned, enjoying a peaceful setting that backs directly onto the school playing field for a wonderful open outlook. From the moment you arrive, the property feels inviting, with a shingled front garden and private driveway providing parking for two cars. Step inside and you are greeted by a welcoming entrance porch which leads through to a light and spacious lounge/diner, ideal for both everyday living and entertaining, and a well-designed kitchen that opens out to the rear garden. Upstairs, two generously sized bedrooms and a family bathroom off the landing provide comfortable accommodation, making the home perfectly suited to first-time buyers, couples or young families. To the rear, the large, lawned garden is a true highlight—offering ample space to relax, play or entertain while benefitting from the tranquil backdrop of the school playing fields beyond. With the modern comforts of gas central heating, double glazing throughout and the advantage of being offered with no onward chain, this property combines location, lifestyle and convenience in equal measure, making it a fantastic opportunity not to be missed.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, 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 actual, existing and applicable floor area and other details and its position, as to their quantity or otherwise, may be given. Made with Metaphor 12/2014

## Location

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

## Accommodation Comprises

Front door to:

### Entrance Porch

Door to:

### Lounge/Diner 19'7" x 11'6"

Double glazed window, two radiators, stairs to first floor.

### Kitchen 11'8" x 7'6"

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, radiator, door to rear.

### First Floor Landing

Doors to two bedrooms and bathroom.

### Bedroom One 11'6" x 10'9"

Double glazed window, radiator.

### Bedroom Two 11'8" x 9'4"

Double glazed window, radiator.

### Bathroom

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

## Outside Front

Shingled garden and a driveway to the side with two off road parking spaces.

## Outside Rear

Patio seating area leading to large lawned garden enclosed by timber fencing with rear gate access.

## Local Authority

South Norfolk District Council, Tax Band B.

## Tenure

Freehold

## Utilities

Full fibre broadband available.

Mains gas, water and electric.



### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            | <b>91</b>                                                                           |
| (69-80) <b>C</b>                            | <b>76</b>                  |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

### Local Authority

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### 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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