



2 Atkinson Close | | Norwich | NR5 9NE

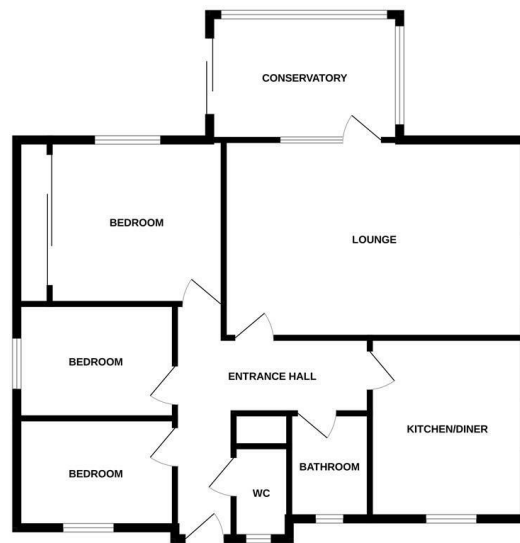
£280,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this well-proportioned three-bedroom detached bungalow, situated on a generous corner plot to the west of Norwich. The accommodation comprises a welcoming entrance hall, a spacious lounge, a kitchen/diner, three bedrooms, conservatory, a bathroom, and a separate WC, offering versatile and comfortable living throughout.

Externally, the property boasts lawned gardens to both the front and rear, as well as a driveway providing off-road parking that leads to a single garage. Additional benefits include double glazing, gas central heating, and the property is offered with no onward chain, making it ready for immediate occupation. Perfectly suited to a wide range of buyers, from families to downsizers, this bungalow offers both space and convenience in a popular location—early viewing is highly recommended.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and not necessarily to scale for any other reason or measurement. This plan is for illustrative purposes only and should be used as such to give a general impression of the property. The services, systems and appliances shown here are not intended to be taken as a guarantee as to their condition or efficiency, only for general information.

Location

Situated to the west of Norwich close by to local amenities including schooling, shops, doctor's surgery, pubs and restaurants. There is ease of access to Longwater Retail Park, the University of East Anglia, Norfolk & Norwich University Hospital, A47, A11 and there are regular bus services to and from Norwich city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, three bedrooms, bathroom and WC.

Lounge 19'7" x 12'11"

Two double glazed windows, radiator, door to conservatory.

Kitchen/Diner 11'9" x 10'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, two double glazed windows, radiator.

Conservatory 12'3" x 8'2"

Double glazed construction with sliding patio doors.

Bedroom One 11'10" x 10'9"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'3" x 7'3"

Double glazed window, radiator.

Bedroom Three 10'3" x 7'1"

Double glazed window, radiator.

Bathroom 6'10" x 5'3"

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

WC

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

Outside Front

Lanwed gardens surrounded by shrubs, driveway providing off road parking leading to a single garage.

Outside Rear

Patio seating area, lawned garden, enclosed by walling and fencing.

Local Authority

Norwich City Council, Tax Band C.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	70
(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 C

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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