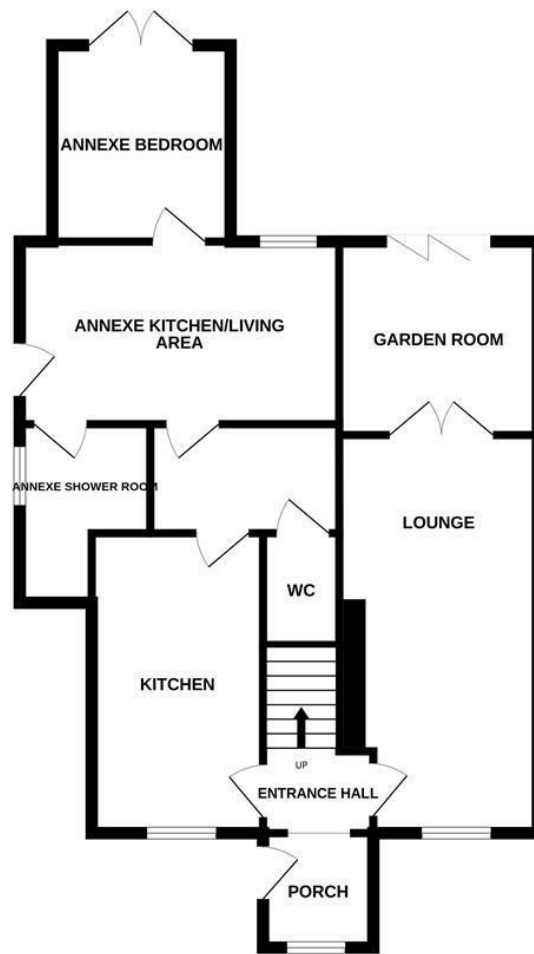
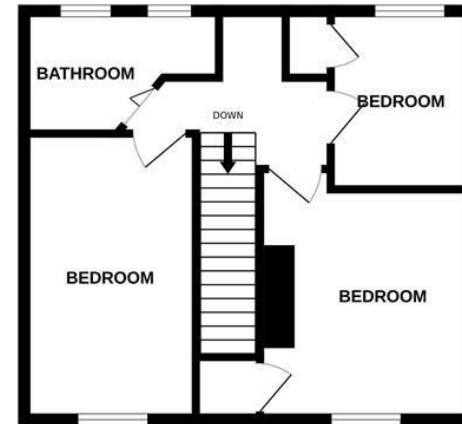


GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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 2002/91/EC	



**12 Manthorpe Close | | Norwich | NR1 2NP**

**Guide Price £300,000**

**\*\*GUIDE PRICE £300,000 - £325,000 EXTENDED HOUSE WITH A SELF CONTAINED ANNEXE\*\*** Gilson Bailey are delighted to offer this well-presented and extended four-bedroom semi-detached home, peacefully positioned in a quiet cul-de-sac to the south of Norwich. This versatile property features an entrance hall, a spacious lounge, a modern kitchen, a bright garden room and a ground-floor WC, along with the fantastic addition of a fully self-contained annexe complete with its own kitchen/living area, bedroom and contemporary shower room—ideal for multi-generational living or rental income. Upstairs, the main house offers three well-proportioned bedrooms and a family bathroom off the landing. Outside, the property boasts a generous rear garden with a patio seating area perfect for entertaining, as well as a private enclosed garden to the side providing independent access to the annexe. With double glazing, gas heating and excellent condition throughout, this superb home is perfect for families or buy-to-let investors. Early viewing is highly recommended.



#### Location

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

#### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

#### Lounge 19'5" x 10'11"

Double glazed window, radiator, patio doors, wood burner.

#### Kitchen 14'3" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher and fridge/freezer, double glazed window, radiator.

#### Garden Room 9'6" x 9'1"

Bi-fold patio doors.

#### WC

Low level WC, hand wash basin.

#### Annexe Kitchen/Living Area 15'2" x 8'8"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge, double glazed window, radiator, door to side.

#### Annexe Bedroom 9'4" x 8'5"

Patio doors, radiator.

#### Annexe Shower Room 8'5" x 6'3"

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

#### First Floor Landing

Doors to three bedrooms and bathroom.

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

Double glazed window, radiator, storage cupboard.

#### Bedroom Two 13'6" x 8'2"

Double glazed window, radiator.

#### Bedroom Three 8'3" x 8'0"

Double glazed window, radiator.

#### Bathroom 9'3" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator, two frosted double glazed windows.



#### Outside

Lawned front garden and a large, lawned rear garden with patio seating area, side garden with private entrance to annexe, all enclosed by timber fencing.

#### Local Authority

Norwich City Council, Tax Band B.

#### Tenure

Freehold

#### Utilities

Fibre broadband available.  
Mains gas, water and electric.

