



**29 Cremorne Lane | | Norwich | NR1 1TX**

**£280,000**

**\*\*CALLING ALL FIRST TIME BUYERS\*\*** Gilson Bailey are delighted to present this beautifully maintained and modern three-bedroom end-terrace home, ideally positioned in the popular area of Thorpe Hamlet, just east of Norwich City Centre and offering excellent access to local amenities and transport links. The stylish accommodation comprises an inviting entrance hall, spacious lounge, contemporary kitchen/diner and a convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, with the principal bedroom further benefiting from an en-suite shower room. Externally, the property features a front driveway providing off-road parking for two vehicles and a private, enclosed rear garden, perfect for relaxing or entertaining. Benefiting from double glazing, gas central heating and excellent decorative condition throughout, this superb home would make an ideal first-time purchase and early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 here are not tested and no guarantee as to their operation or efficiency can be given. Made with Homplan (2020).

## Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, WC and stairs to first floor.

### Lounge 16'2" x 11'3"

Double glazed window, radiator, storage cupboard.

### Kitchen/Diner 14'3" x 9'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, patio doors, radiator.

### WC 5'10" x 3'1"

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

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 10'10" x 7'9"

Double glazed window, radiator.

### En-Suite 4'11" x 4'11"

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

### Bedroom Two 9'2" x 7'10"

Double glazed window, radiator.

### Bedroom Three 7'7" x 6'1"

Double glazed window, radiator.

### Bathroom 6'1" x 6'0"

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

## Outside Front

Driveway providing two off road parking spaces.

## Outside Rear

Paved garden enclosed by timber fencing with side gate access.

## Local Authority

Norwich City Council, Tax Band B.

## Tenure

Freehold

Service charge £295 per annum.

## 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>                            |                            |   |
| (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<br>2002/91/EC |  |

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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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