



**Pilch Close**  
**Norwich, NR1 3FU**  
**Guide Price £350,000**

**claxtonbird**  
residential



## Pilch Close, Norwich, NR1 3FU

Nestled down a quiet cul-de-sac, this two bedroom semi-detached bungalow presents an excellent opportunity for those seeking a modern and comfortable home. Built by the reputable Hopkins Homes Developer, this two-bedroom property is ideally situated just a short distance from the vibrant City Centre, offering convenience to everyday living. The internal accommodation comprises an entrance hall, sitting room, modern kitchen, two bedrooms and modern shower room. Additional internal benefits include gas central heating and double glazing throughout, ensuring warmth and comfort throughout the year. Outside, there is driveway parking, useful garage and enclosed garden. Offered for sale with no onward chain, this delightful bungalow is ideal for those looking for a modern home that is ready to move straight into. No onward chain.

### Entrance Hall

Double glazed entrance door, storage cupboard, loft access and radiator.

### Sitting Room 16'4" x 11'5" max (5.00 x 3.49 max)

Double-glazed hardwood French doors leading out to the garden and radiator.

### Kitchen 11'0" x 12'0" (3.37 x 3.68)

Modern fitted kitchen comprising wall and base units with work surface over, stainless steel sink drainer with mixer tap, built in oven with gas hob and extractor over, space for fridge freezer, plumbing for washing machine and dishwasher, cupboard housing the wall mounted central heating boiler, part tiled splashbacks, tiled floor, double glazed window to rear aspect and double glazed door leading out to the garden.

### Bedroom 16'4" x 9'9" (5.00 x 2.99)

Double glazed window to front aspect, fitted wardrobes and radiator.

### Bedroom 10'6" x 8'5" (3.21 x 2.59)

Double glazed window to front aspect and radiator.

### Bathroom 7'2" x 7'0" max (2.19 x 2.14 max)

Three piece suite comprising walk-in shower cubicle with inset shower, wash hand basin set in vanity unit, low-level WC, extractor fan, tiled floor with underfloor heating and double glazed window to side aspect.

### Front Garden

Driveway parking leading to the garage, and pathway leading to the entrance door.

### Rear Garden

Enclosed garden laid to artificial lawn with patio seating area, shrub and hedge borders and gated access to the front of the property.

### Garage 20'8" x 10'7" (6.31 x 3.24)

Up and over door, eaves storage, power, light and personal door to garden.

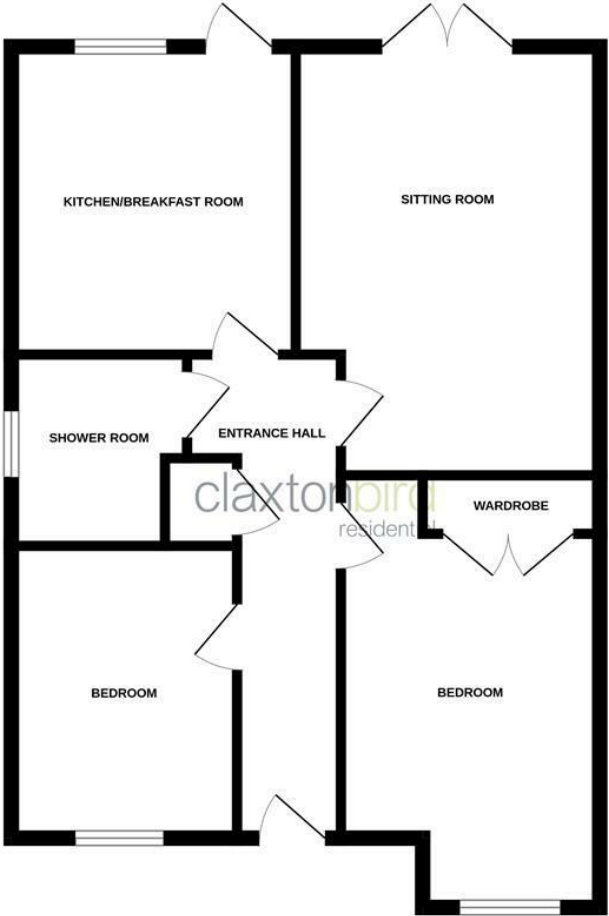
### Agents Note

Council Tax Band C

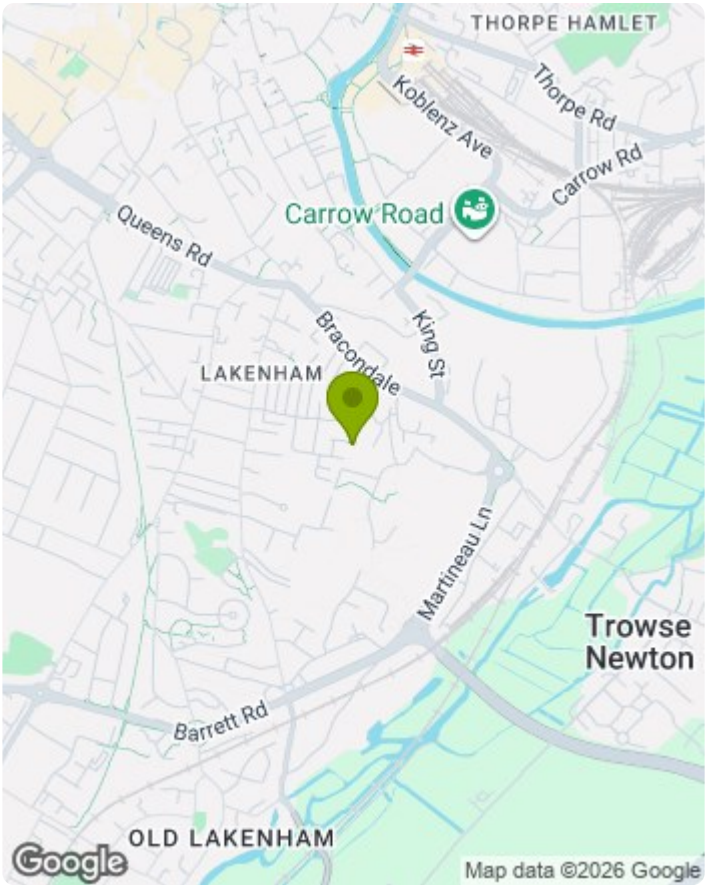
The vendor has informed us that there is a communal grounds charge of approximately £205 per annum.



GROUND 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) A		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential  
134 Unthank Road  
Norwich  
NR2 2RS  
  
Tel: 01603 733002  
Email: [norwich@claxtonbird.co.uk](mailto:norwich@claxtonbird.co.uk)  
[www.claxtonbird.co.uk](http://www.claxtonbird.co.uk)

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