



73 Gipsy Lane
Norwich, Norfolk, NR5 8AX

BROWN & CO



73 Gipsy Lane, Norwich, Norfolk, NR5 8AX

Double Bay fronted detached house ideally located for the city centre with four bedrooms, open plan living accommodation and stunning landscaped gardens.

Acreage – 0.163 acres.

£625,000



DESCRIPTION

No. 73 Gipsy Lane comprises a four-bedroom double-bay fronted 1930's detached house conveniently located for Norwich city centre, University of East Anglia and the Norfolk & Norwich University Hospital. The property has been meticulously renovated and improved by the current owners since their ownership began in 2015 and comes to the market in superb order throughout, being ready for immediate occupation.

The property enjoys a striking façade, particularly at the rear, and is superbly situated in a peaceful pocket of Norwich. The current owners spent a great deal of time planning the renovations which involved significant works at the rear of the house creating a stunning kitchen dining room with bi-fold doors providing fine views and access over the landscaped gardens.

The house is noticeably light and airy and is approached at the front into an entrance porch and then into the main reception hall which provides access to the principal ground floor rooms and a shower room. The sitting room occupies one of the bay windows at the front and enjoys an original feature fireplace providing any buyer with a lovely area to relax, read a book and look out over the leafy frontage the home offers. The other bay occupies a ground floor double bedroom. Further ground floor rooms comprise a boot room positioned off the kitchen and there is a laundry

cupboard in the hall with plumbing for washing machine and airing facilities.

On the first floor there are three bedrooms and a family bathroom off the main landing. The principal bedroom features fitted wardrobes; the second bedroom is another comfortable double whilst the third makes for a perfect single bedroom/nursery.

To the outside the house is approached at the front into fair sized shingle driveway with parking for available for a number vehicles. There is an access at the side which flows into the rear gardens.

The partly walled rear gardens act as a major feature of the house and have been lovingly tended over the course of the current owner's tenure. There are some wonderful shrubs and beds together with several young trees strategically positioned throughout the garden and provide all year colour. Off the open plan sitting room is a raised decked terrace which links in with the paved terrace beautifully. A workshop occupies one area of the garden with the whole being fully enclosed and offers any buyer a great deal of privacy.

Services – Mains water, mains drainage, mains electricity, mains gas central heating, hot water underfloor heating to the majority of the ground floor rooms.

Local authority – Norwich City Council.

LOCATION

No.73 Gipsy Lane is located in a popular residential neighbourhood close to the University of East Anglia and the

Norfolk & Norwich University Hospital and lies approximately 2 miles west of the city centre.

DIRECTIONS

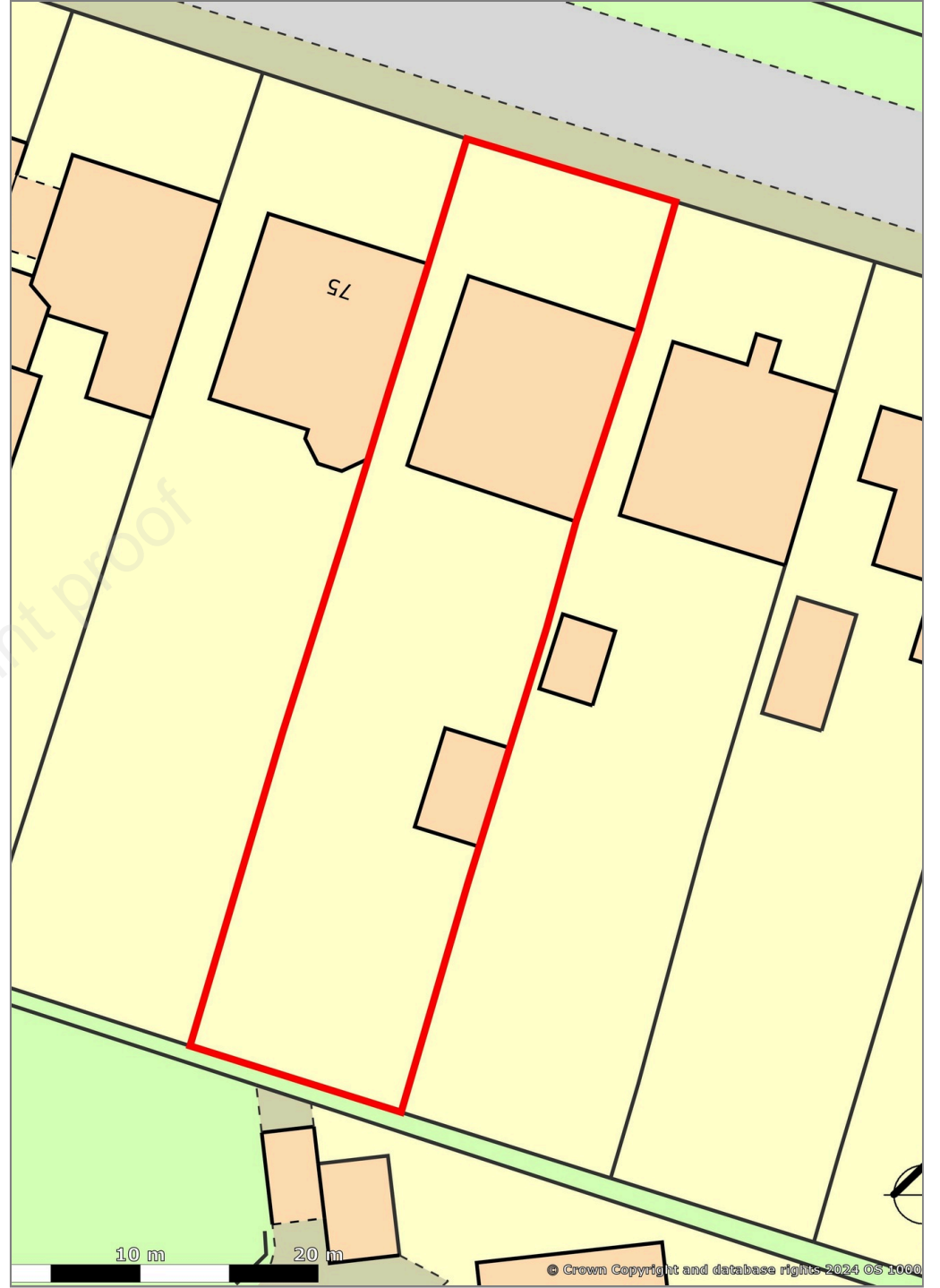
Proceed out of Norwich along Dereham Road and at the traffic lights bear left into Bowthorpe Road. Continue over the ring road traffic lights and take the first turn left into Gipsy Lane (coming back on yourself). The property will be found on the right-hand side around halfway up the road.

AGENT'S NOTES:-

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

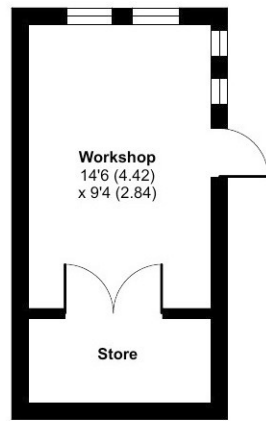
Gipsy Lane, Norwich, NR5

Approximate Area = 1552 sq ft / 144.1 sq m

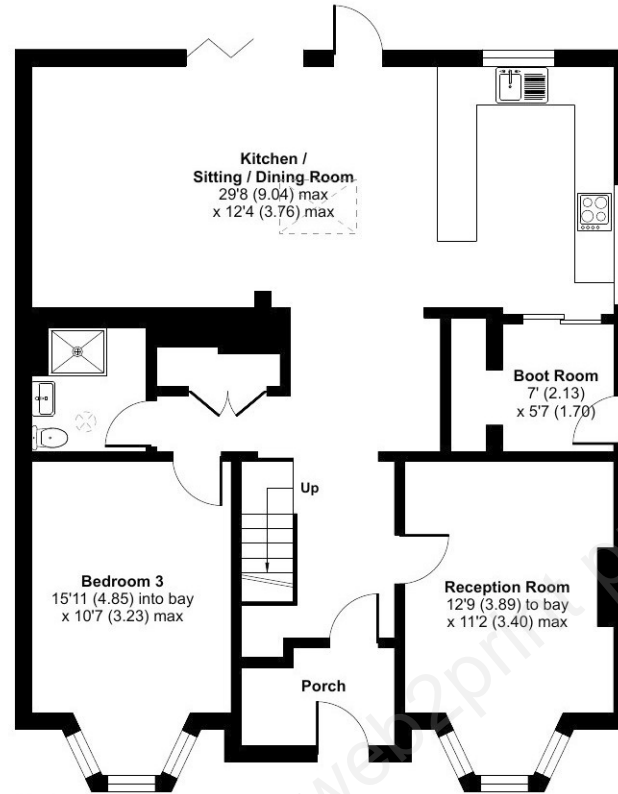
Outbuilding = 180 sq ft / 16.7 sq m

Total = 1732 sq ft / 160.8 sq m

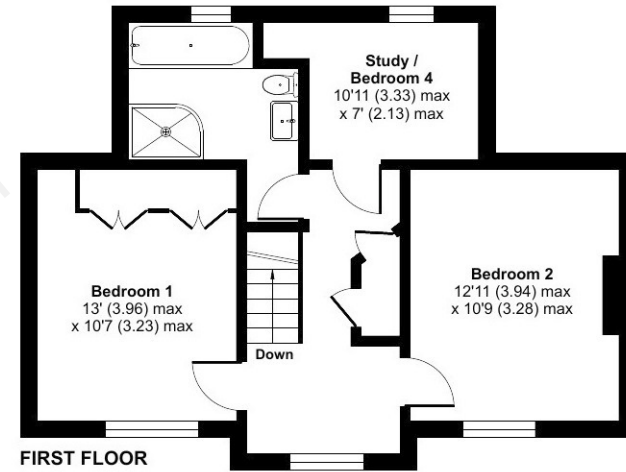
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1118858

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