



5 Corie Road | | Norwich | NR4 7JB

Offers In Excess Of £325,000

****DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this three-bedroom detached home, ideally positioned to the west of Norwich within close proximity to the University of East Anglia, local schools, shops and excellent transport links. Offering spacious accommodation with plenty of potential, the property is perfectly suited to families or investors alike. The ground floor comprises a welcoming entrance hall, a bright and comfortable lounge, a separate dining room and a fitted kitchen, providing a practical and versatile layout. On the first floor there are three well-proportioned bedrooms and a family bathroom off landing.

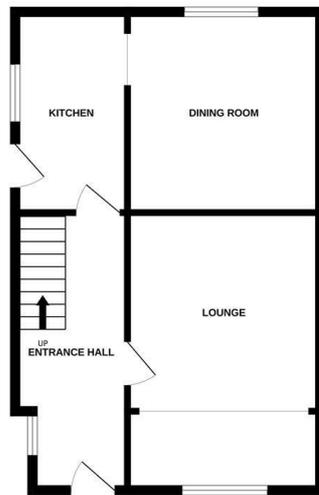
Outside, the property enjoys both front and rear enclosed gardens, with the rear garden offering a private and secure space for outdoor enjoyment. Rear access leads to a garage, providing useful storage or parking.

Further benefits include gas central heating, double glazing and the advantage of being offered with no onward chain, ensuring a smooth and straightforward purchase. With its combination of space, location and potential, this home would make an excellent family property or buy-to-let investment, especially given its close links to the University and Hospital. Early viewing is highly recommended.

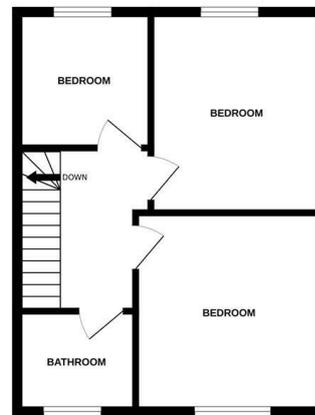


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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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Location

Corie Road is located to the west of Norwich with close access to both the University of East Anglia and Norfolk and Norwich University Hospital. Local amenities include good schooling for all ages, popular shops, pubs and restaurants. There is ease of access to the Norwich ring road, A47 southern bypass and A11 with regular bus links to and from the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 16'0" x 11'0"

Double glazed window, radiator.

Dining Room 11'6" x 11'3"

Double glazed window, radiator.

Kitchen 11'5" x 6'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, double glazed window, door to side.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'3" x 10'5"

Double glazed window, radiator.

Bedroom Two 11'7" x 9'9"

Double glazed window, radiator.

Bedroom Three 8'2" x 8'0"

Double glazed window, boiler.

Bathroom 6'6" x 5'10"

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

Outside Front

Lawned and paved garden, mature plants and shrubs.

Outside Rear

Lawned garden, mature plants, shrubs and trees, single garage, enclosed by hedging and walling.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Freehold

Utilities

Full fibre broadband available.

Mains 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		
(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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