



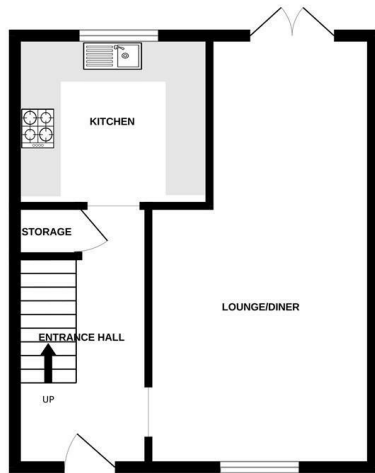
**12 Braeford Close | | Norwich | NR6 5EZ**

**Guide Price £240,000**

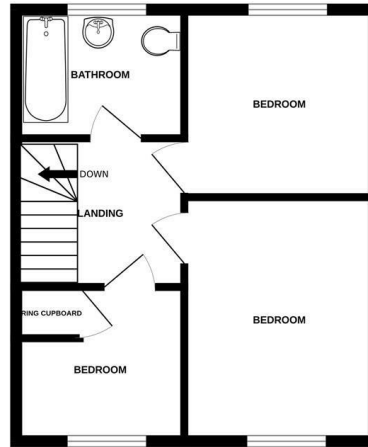
**\*\*GUIDE PRICE £240,000 - £250,000 EXCELLENT FIRST TIME PURCHASE TUCKED AWAY IN A QUIET CUL-DE-SAC\*\*** Gilson Bailey are delighted to offer this beautifully presented three-bedroom mid-terrace home, perfectly positioned within a quiet and highly sought-after cul-de-sac in the ever-popular suburb of Hellesdon. This charming property boasts a welcoming entrance hall leading into a bright and spacious lounge/diner, ideal for both relaxing evenings and entertaining guests, alongside a well-appointed kitchen. Upstairs, the home continues to impress with three well-proportioned bedrooms and a stylish modern bathroom accessed from the landing. Outside, the property benefits from a well-kept lawned front garden and a generous, low-maintenance rear garden providing an excellent space for outdoor enjoyment, as well as an en-bloc garage with off-road parking in front. Further enhanced by double glazing, gas central heating (new boiler fitted 2025), and a superb standard of finish throughout, this fantastic home presents an ideal opportunity for first-time buyers or those seeking a move-in ready property—early viewing is highly recommended.



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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### Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge/diner, kitchen and stairs to first floor.

#### Lounge/Diner 21'3" x 12'2"

Double glazed window, patio doors, two radiators.

#### Kitchen 9'7" x 8'5"

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.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 12'1" x 9'4"

Double glazed window, radiator.

#### Bedroom Two 9'4" x 8'9"

Double glazed window, radiator.

#### Bedroom Three 9'6" x 8'1"

Double glazed window, radiator.

#### Bathroom 9'8" x 5'6"

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

#### Outside Front

Lawned garden with path to front door.

### Outside Rear

Brick weave patio, artificial lawn, mature plants and shrubs, timber shed, enclosed by timber fencing with gate leading to en-bloc garage.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold

### Utilities


Fibre to the property.

Mains gas, water and electric.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</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	

**Local Authority**

Norwich City Council, Tax Band B

**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.