

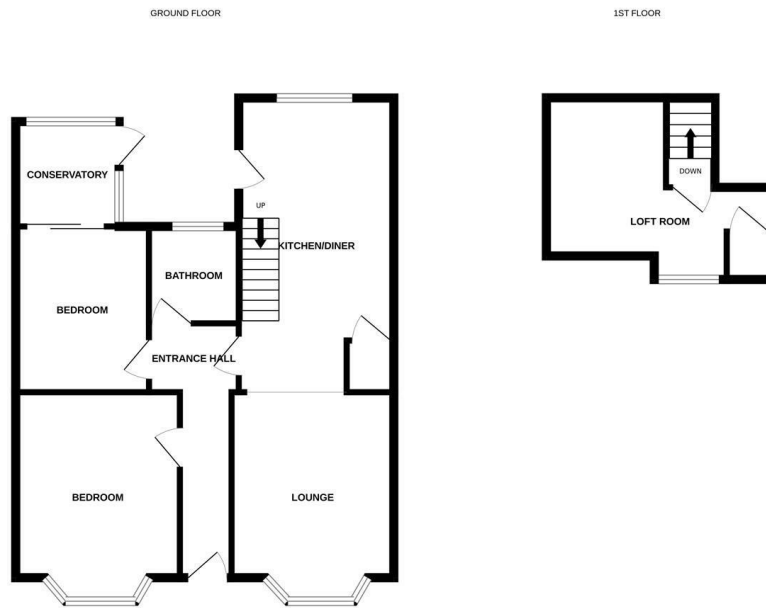


**47 Windsor Road | Hellesdon | Norwich | NR6 5NT**

**Offers In Excess Of £280,000**

**\*\*EXTENDED SEMI DETACHED BUNGALOW WITH A LOFT ROOM\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, TWO BEDROOM, SEMI DETACHED, CHALET BUNGALOW situated in the popular suburb of Hellesdon. Accommodation comprising entrance hall, open plan lounge/kitchen/diner, TWO BEDROOMS, conservatory and bathroom to the ground floor. On the first floor there is a LOFT ROOM. Outside there is a FRONT DRIVEWAY providing off road parking and to the rear there is a LARGE AND WELL MAINTAINED, MATURE GARDEN perfect for keen gardeners or entertaining. The bungalow benefits from double glazing, gas heating and is in excellent condition throughout. The property would suit a wide array of buyers so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.  
 Made with Metropix 12025

### 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, two bedrooms and bathroom.

#### Lounge 12'0" x 10'5"

Double glazed window, radiator.

#### Kitchen/Diner 18'6" x 10'0"

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

#### Bedroom One 12'5" x 10'7"

Double glazed window, radiator.

#### Bedroom Two 10'8" x 8'8"

Sliding patio doors, radiator.

#### Conservatory 6'10" x 6'9"

Double glazed construction with doors to garden.

#### Bathroom 7'8" x 5'4"

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

### First Floor Landing

Door to:

#### Loft Room 11'8" x 12'8"

Double glazed window, radiator.

### Outside Front

Brick weave driveway providing off road parking.

### Outside Rear

Lawned garden, mature plants and shrubs, two timber sheds, enclosed by timber fencing and hedging.

### Local Authority

Broadland District Council, Tax Band B.

### Tenure

Freehold

### Utilities

Full fibre broadband available.


Mains 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>87</b>
(69-80) <b>C</b>	<b>70</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

Broadland District 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.

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