



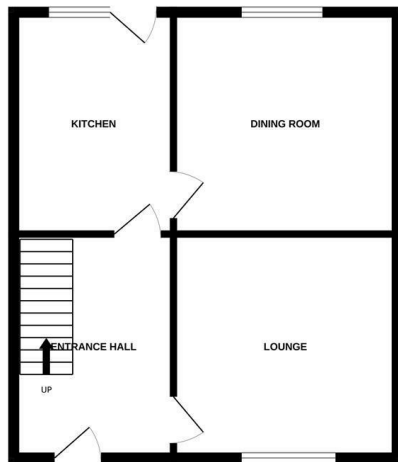
289 Drayton High Road | | Norwich | NR6 5BL

Offers In Excess Of £260,000

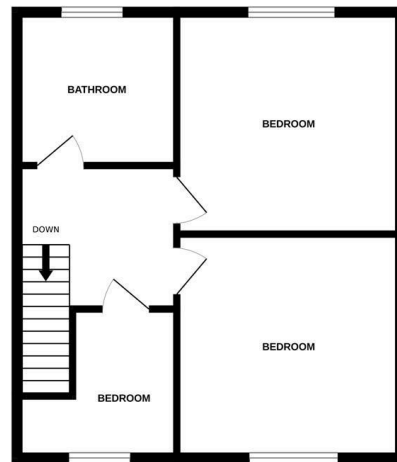
**** SPACIOUS TERRACE HOUSE WITH GENEROUS GARDENS **** Gilson Bailey are delighted to offer this THREE BEDROOM, MID TERRACE HOUSE situated in the sought after suburb of Hellesdon. With charming Victorian features such as high ceilings and mouldings, the accommodation comprises large entry hall, lounge, dining room and kitchen to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside is a large lawned front garden with trees and fields opposite. To the rear, a spacious patio leads to a gravelled area with ample parking and garage, beyond which is a mature enclosed garden. The rear of the property is accessed via a private shared driveway. The house benefits from double glazing throughout, gas heating, and would be an ideal first time purchase or potential downsize.



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, dining room, kitchen and stairs to first floor.

Lounge 12'0" x 12'0"

Double glazed window, radiator.

Dining Room 12'0" x 11'11"

Double glazed window, radiator.

Kitchen 11'10" x 8'7"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, door to rear.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'0" x 11'10"

Double glazed window, radiator.

Bedroom Two 11'11" x 11'10"

Double glazed window, radiator.

Bedroom Three 8'8" x 7'8"

Double glazed window, radiator.

Bathroom 8'6" x 8'3"

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

Outside Front

Large lawned garden with path to front door.

Outside Rear

Patio seating area, lawned garden enclosed by walling and fencing, off road parking and garage accessed via shared driveway.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the cabinet 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

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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