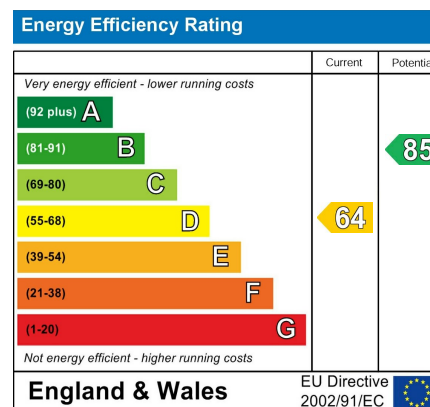




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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3 Carshalton Road | | Norwich | NR1 3BW

Guide Price £450,000

****GUIDE PRICE £450,000 - £475,000 SIMPLY STUNNING RENOVATED SOUTH CITY TERRACE**** Gilson Bailey are delighted to offer this beautifully renovated and extended, four bedroom bay-fronted, hall entrance mid-terrace house, ideally positioned within a popular South City location and within walking distance of Norwich City Centre. Thoughtfully modernised to a very high standard throughout, this impressive home successfully combines stylish contemporary finishes with a wealth of lovely original features and character. The ground floor comprises a welcoming entrance hall, attractive bay-fronted lounge, separate dining room, modern fitted kitchen, useful utility room and WC, providing generous space for both everyday living and entertaining. Upstairs, there are an impressive four well-proportioned bedrooms and a stylish family bathroom off landing, along with ample storage throughout the property. Outside, there is a small low-maintenance front garden, while to the rear is a good-sized, non-bisected garden, providing a fantastic and convenient space for relaxing, entertaining or family enjoyment. Further benefits include double glazing, gas heating and a boarded loft with ladder access. Combining four bedrooms, superb presentation, character features, excellent outside space and easy access to the City Centre, this exceptional home is likely to appeal to a wide array of buyers, so be quick to book a viewing.

Location

Accommodation Comprises

Entrance Hall

Lounge 15'6" x 11'5"

Bay fronted double glazed windows, radiator.

Dining Room 14'8" x 12'1"

Sash window, radiator, pantry, under stairs cupboard.

Kitchen 10'11" x 9'0"

Fitted wall and base units with worktops over, sink, fitted induction hob and oven, integrated fridge/freezer and dishwasher, two double glazed windows, radiator.

Utility Room 10'0" x 8'11"

Space for washing machine and tumble dryer, radiator, double glazed window, door to rear.

WC 5'8" x 3'0"

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to four bedrooms, bathroom and two cupboards.

Bedroom One 12'9" x 11'4"

Double glazed window, radiator, cast iron fireplace.

Bedroom Two 12'0" x 11'4"

Double glazed window, radiator.

Bedroom Three 9'10" x 8'11"

Double glazed window, radiator.

Bedroom Four 8'3" x 5'8"

Double glazed window, radiator.

Bathroom 10'10" x 5'5"

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

Outside Front

Low maintenance shingled garden with path to front door.

Outside Rear

Patio seating area, lawned garden, enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Freehold



<https://www.gilsonbailey.co.uk>
01603764444

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.



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