

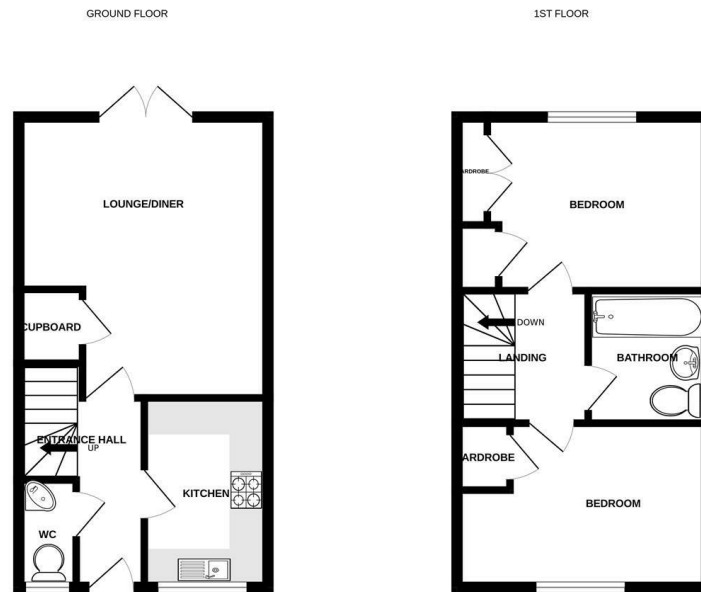


21 Daffodil Close | Cringleford | Norwich | NR4 7SN

£230,000

****IDEAL FIRST TIME PURCHASE IN SOUGHT AFTER LOCATION**** Gilson Bailey are delighted to offer this modern, two bedroom end-terrace house, overlooking the green and ideally positioned within the highly sought-after village of Cringleford. Offering stylish and well-planned accommodation perfectly suited to modern living, the ground floor comprises a welcoming entrance hall, spacious lounge/diner providing an excellent space for relaxing and entertaining, fitted kitchen and convenient WC. Upstairs, there are two well-proportioned bedrooms and a bathroom off landing, creating a practical and comfortable layout. Outside, the property benefits from a low-maintenance enclosed rear garden, ideal for enjoying the warmer months without the upkeep, with access leading to a driveway providing off-road parking. Further benefits include double glazing and gas heating. Combining excellent presentation, private parking, easy-to-maintain outside space and a desirable Cringleford setting, this attractive home would make a fantastic first-time purchase, so be quick to book a viewing.





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 errors, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given.
Made with Metreplus (2020)

Location

Cringeleford village is on the banks of the River Yare with local amenities to include Waitrose supermarket, doctors surgery, Ofsted rated outstanding schooling with popular pubs and restaurants in the neighbouring village of Eaton and other surrounding villages. There is also ease of access to the vibrant and historic centre of Norwich, Eaton Park, University of East Anglia, Norfolk & Norwich University Hospital and the A11 main Cambridge/London route.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge/Diner 14'7" x 12'11"

French doors, radiator, cupboard.

Kitchen 9'8" x 6'0"

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.

WC

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

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 12'11" x 8'5"

Double glazed window, radiator, cupboard.

Bedroom Two 10'9" x 8'11"

Double glazed window, radiator, built in wardrobe.

Bathroom 6'5" x 6'0"

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

Outside

Artificial lawn, plants and shrubs, timber shed, enclosed by timber fencing and rear access to a driveway providing off road parking.

Local Authority

South Norfolk District Council, Tax Band C.

Tenure

Freehold

Utilities

ADSL copper wire.

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) A		
(81-91) B		
(69-80) C	78	84
(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

South Norfolk District 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.

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