



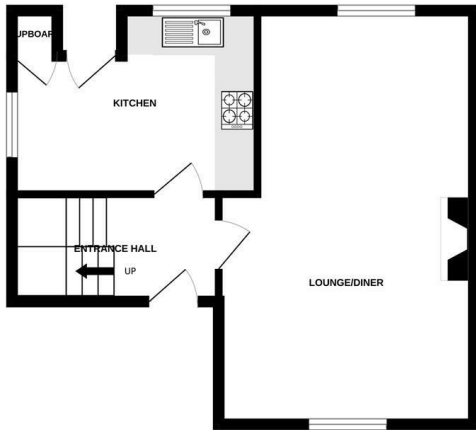
44 Sotherton Road | | Norwich | NR4 7DB

Offers In Excess Of £275,000

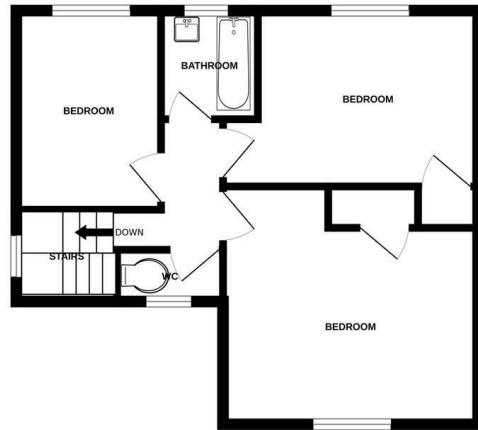
****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this three-bedroom semi-detached home occupying a generous corner plot within a quiet cul-de-sac to the west of Norwich, conveniently positioned close to the University and Hospital. Offering well-balanced accommodation throughout, the property comprises an entrance hall, spacious lounge/diner and fitted kitchen to the ground floor. Upstairs, there are three bedrooms along with a bathroom and separate WC accessed from the landing. Externally, the property benefits from a large driveway providing ample off-road parking, while to the rear there is a well-maintained garden and a substantial brick-built storage room offering excellent versatility for storage, hobbies or workspace potential. Further benefits include double glazing, gas central heating and the added advantage of no onward chain, making this an ideal first-time purchase or buy-to-let investment opportunity.



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

Sotherton Road is close by to many local amenities including schooling, popular local shops, supermarkets, pubs and restaurants with good access to and from the City Centre and ease of access to both the University of East Anglia and Norfolk and Norwich University Hospital. There is also easy access to the Norwich Ring Road, A47 southern bypass with links to the A11 and A140 and Longwater Retail Park.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge/Diner 21'0" x 12'11"

Two double glazed windows, two radiators.

Kitchen 12'5" x 10'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, two double glazed windows, radiator, door to rear.

First Floor Landing

Doors to three bedrooms, bathroom and WC.

Bedroom One 12'11" x 11'7"

Double glazed window, radiator, cupboard.

Bedroom Two 13'1" x 8'10"

Double glazed window, radiator, cupboard.

Bedroom Three 10'2" x 7'4"

Double glazed window, radiator.

Bathroom 5'5" x 4'10"

Panelled bath, hand wash basin, radiator, frosted double glazed window.

WC

Low level WC, frosted double glazed window.

Outside Front

Large driveway providing ample off road parking.

Outside Rear

Timber decking, artificial grass, patio area, large brick built storage shed, enclosed by timber fencing.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.