



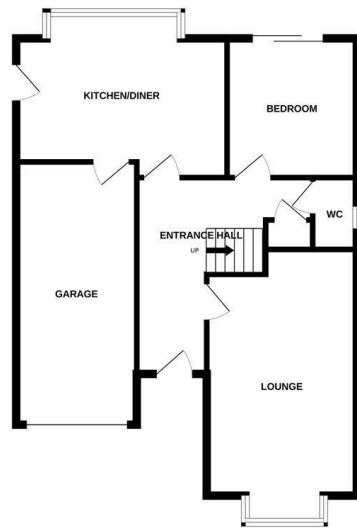
1 Thistle Close | | Norwich | NR5 9HR

£325,000

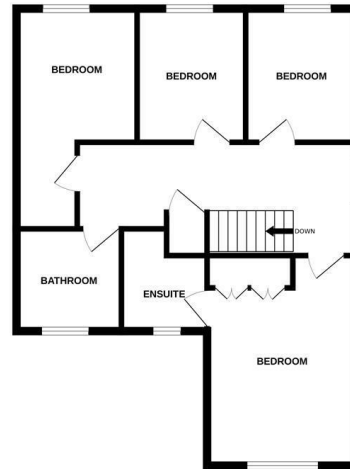
****EXCELLENT INVESTMENT OPPORTUNITY CLOSE BY TO THE UNIVERSITY**** Gilson Bailey are delighted to present this substantial five-bedroom detached home, ideally positioned to the west of Norwich within easy reach of the University of East Anglia and Norfolk and Norwich University Hospital, making it a prime opportunity for investors seeking strong and consistent returns. Offering generous and versatile accommodation, the property features a spacious lounge, a kitchen/diner perfect for communal living, a ground floor bedroom and WC, while upstairs boasts four further well-proportioned bedrooms, including a principal bedroom with en-suite, and a family bathroom off landing. Externally, the home benefits from a driveway providing ample off-road parking leading to a garage, alongside a private enclosed rear garden mainly laid to lawn. With double glazing, gas central heating, and the added advantage of no onward chain, this impressive property presents a turnkey investment with the potential to generate an attractive annual income of approximately £27,600—early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Thistle Close can be found close to many local amenities, Norwich Research Park, John Innes Institute, University of East Anglia (UEA), University Hospital and Earlham Park. You are one minute walk to the Norwich bus stop. No stops direct to the University Drive and the University Hospital. The Sukey Way cycle way to the main UEA entrance is exactly one mile. There is easy access to the A47 Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge 19'3" x 10'7"

Double glazed windows, radiator.

Kitchen/Diner 14'11" x 11'8"

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

Bedroom 9'9" x 9'1"

Sliding patio doors, radiator.

WC

Low level WC, frosted double glazed window.

First Floor Landing

Doors to four bedrooms and and bathroom.

Bedroom 15'1" x 10'3"

Double glazed window, radiator, built in wardrobes.

En-Suite 7'1" x 5'10"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom 15'5" x 8'5"

Double glazed window, radiator.

Bedroom 9'5" x 7'6"

Double glazed window, radiator.

Bedroom 9'5" x 7'9"

Double glazed window, radiator.

Bathroom 7'3" x 7'1"

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

Outside Front

Driveway providing off road parking leading to integral garage.

Outside Rear

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

Local Authority

Norwich City Council, Tax Band D.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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

Norwich City Council, Tax Band D

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.