

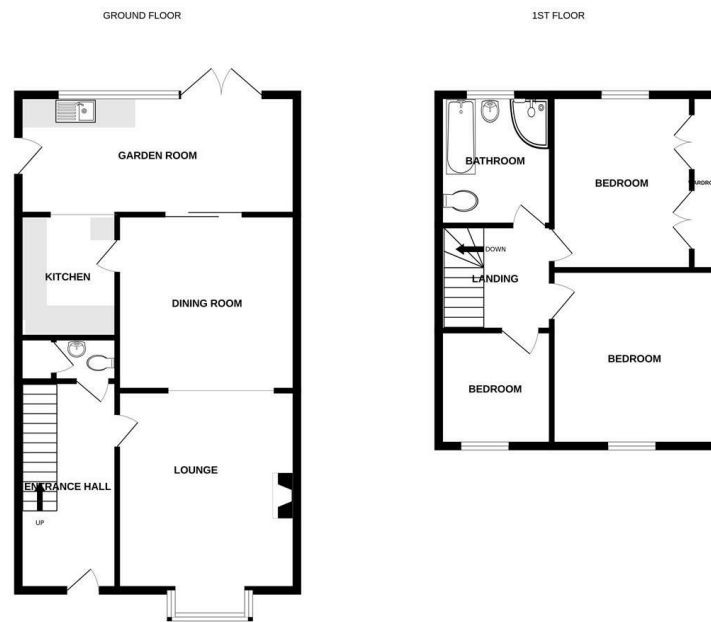


17 Cintra Road | | Norwich | NR1 4AE

Guide Price £400,000

****GUIDE PRICE £400,000 - £425,000 EXTENDED SEMI DETACHED HOUSE IN A RARELY AVAILABLE LOCATION**** Nestled in a highly sought-after and rarely available location to the east of Norwich, this charming extended three-bedroom semi-detached home offers a wonderful opportunity to create the perfect family haven. Boasting a well-balanced layout, the property features a welcoming entrance hall, a spacious lounge, a separate dining room ideal for entertaining, a fitted kitchen, a delightful garden room, and a convenient ground floor WC. Upstairs, three bedrooms and a family bathroom are accessed from the landing. Outside, a driveway provides off-road parking, while the generous, private, and mature rear garden offers a peaceful retreat. With the added benefits of double glazing, gas central heating, and no onward chain, this home is brimming with potential and ready for its next chapter—early viewing is highly recommended to fully appreciate the opportunity on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 inspected and no guarantee, as to their condition or efficacy can be given. Made with Metropac (0202)

Location

Thorpe Hamlet, lies just to the east of Norwich City centre and the house is within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass. Lion Wood Local Nature Reserve, a mature woodland, is very close to the property, providing a variety of paths and walks. Lionwood Infant and Nursery School, judged "outstanding" by Ofsted, is a short walk away.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, WC and stairs to first floor.

Lounge 14'1" x 12'5"

Double glazed window, radiator.

Dining Room 12'1" x 11'5"

Sliding patio doors, radiator.

Kitchen 8'5" x 7'11"

Fitted wall and base units worktops over and Range cooker.

Garden Room 19'1" x 8'11"

Fitted base units with worktops over, sink and drainer, space for washing machine and fridge, radiator, double glazed windows, door to rear and side.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'3" x 11'7"

Double glazed window, radiator.

Bedroom Two 12'1" x 9'4"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 8'0" x 7'10"

Double glazed window, radiator.

Bathroom 8'8" x 7'11"

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

Outside Front

Mature garden and a driveway providing off road parking.

Outside Rear

Patio area with steps up to large lawned garden with mature plants, shrubs and trees, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band C.

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		
(69-80) C		
(55-68) D		71
(39-54) E	58	
(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 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.