



9 Stan Petersen Close | | Norwich | NR1 4QJ

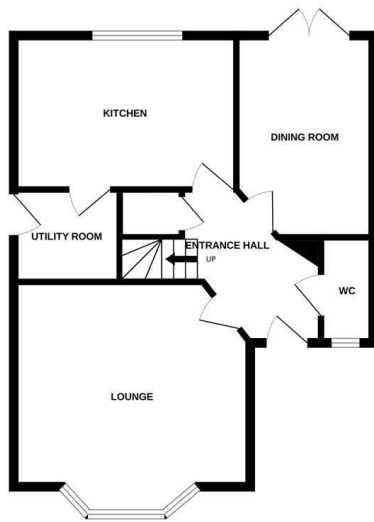
Guide Price £450,000

****GUIDE PRICE £450,000 - £475,000 DETACHED FAMILY HOME TUCKED AWAY IN A PEACEFUL SPOT**** Gilson Bailey are proud to present this substantial and beautifully positioned four-bedroom detached family home, quietly tucked away within a highly sought-after cul-de-sac in the ever-popular Thorpe Hamlet area of Norwich. Offering generous and versatile accommodation throughout, the property welcomes you with a spacious entrance hall leading to a bright and comfortable lounge, a separate dining room perfect for entertaining, a well-appointed kitchen, utility room, and a convenient ground floor WC. Upstairs, four well-proportioned bedrooms are accessed from the landing, with the principal bedroom benefiting from its own en-suite shower room, alongside a family bathroom.

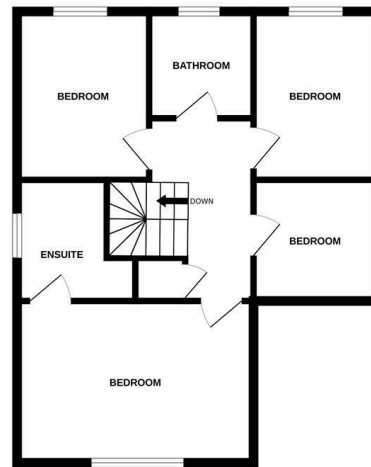
Externally, the home continues to impress with shared access leading to a driveway providing off-road parking and a single detached garage, while to the rear you'll find a large, private garden – ideal for family life and outdoor enjoyment. Further benefits include double glazing, gas central heating, and the added advantage of no onward chain, ensuring a smooth purchase. This fantastic home offers everything a growing family could need in a peaceful yet well-connected location, and early viewing is highly recommended.



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

Thorpe Hamlet, lies just to the east of Norwich City centre 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.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen, WC and stairs to first floor.

Lounge 14'5" x 14'2"

Double glazed windows, two radiators.

Dining Room 12'3" x 8'4"

Patio doors, radiator.

Kitchen 13'6" x 9'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, space for dishwasher, double glazed window, radiator.

Utility Room 6'6" x 5'6"

Sink and drainer, space for washing machine, boiler, door to side.

WC 6'5" x 3'1"

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

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 14'5" x 9'10"

Double glazed window, radiator.

En-Suite 7'11" x 5'6"

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

Bedroom Two 11'10" x 8'1"

Double glazed window, radiator.

Bedroom Three 9'9" x 7'7"

Double glazed window, radiator.

Bedroom Four 9'1" x 7'8"

Double glazed window, radiator.

Bathroom 6'11" x 6'6"

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 a single detached garage.

Outside Rear

Large patio area, lawned garden, 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		
(69-80) C		
(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.