







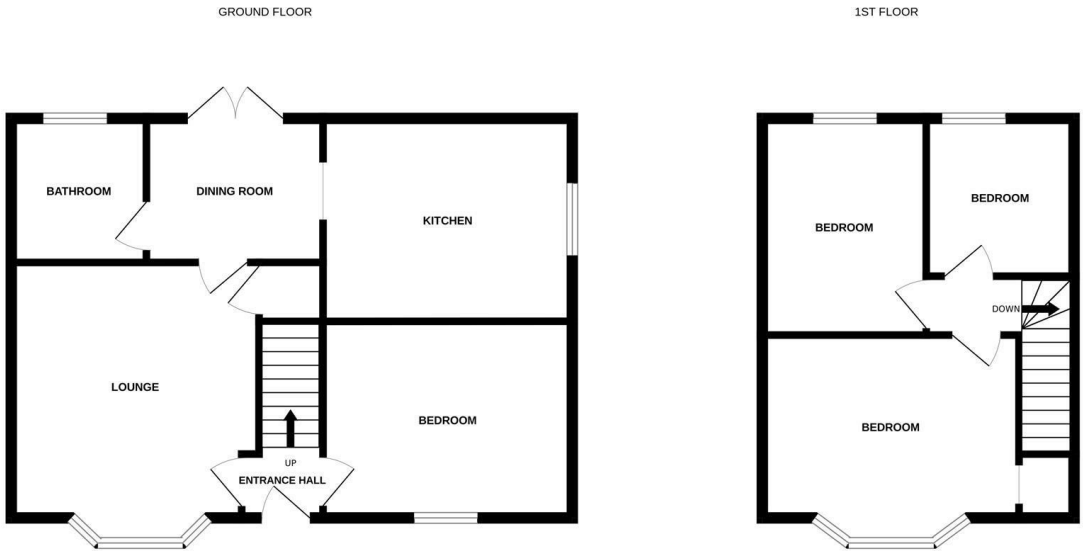
91 Palmer Road I I Norwich I NR3 3RW

Offers In Excess Of £260,000

EXTENDED SEMI DETACHED HOUSE ON A SPACIOUS CORNER PLOT Gilson Bailey are delighted to offer this beautifully presented and extended, four bedroom semi-detached house, pleasantly tucked away within the highly sought-after NR3 area of Norwich and presented in excellent condition throughout. Offering generous and versatile accommodation, this attractive home provides an excellent opportunity for buyers seeking plenty of space in a desirable location. The ground floor comprises a welcoming entrance hall, comfortable lounge, separate dining room, fitted kitchen, modern bathroom and a versatile fourth bedroom, which could equally be utilised as a home office, playroom or additional reception room. Upstairs, there are three further well-proportioned bedrooms off landing, providing a practical layout for everyday living. Outside, the property benefits from low-maintenance gardens to both the front and rear, ideal for relaxing and entertaining without the upkeep, while to the side is a large driveway providing ample off-road parking. A particular highlight is the useful outbuilding complete with power, lighting and hot water system, offering fantastic additional space for a workshop, home office, hobbies or storage. Further benefits include double glazing, gas heating and solar panels. Combining extended living accommodation, four bedrooms, excellent presentation, generous parking and a versatile outbuilding, this appealing NR3 home would make a fantastic first-time purchase, so be quick to book a viewing.

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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
The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, bedroom and stairs to first floor.

Lounge 14'6" x 13'6"
Double glazed window, radiator, storage cupboard.

Dining Room 9'1" x 7'3"
Patio doors, radiator.

Kitchen 12'10" x 10'6"
Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer, washing machine and dishwasher, double glazed window.

Bathroom 7'5" x 6'11"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Four 12'11" x 10'8"
Double glazed window, radiator.

First Floor Landing
Doors to three bedrooms.

Bedroom One 13'8" x 9'4"
Double glazed window, radiator, cupboard.

Bedroom Two 12'8" x 8'5"
Double glazed window, radiator.

Bedroom Three 8'9" x 8'0"
Double glazed window, radiator.

Outside
Low maintenance front and rear gardens, driveway to the side providing ample off road parking and an outbuilding with power, lighting and hot water system.

Local Authority
Norwich City Council, Tax Band A.

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.

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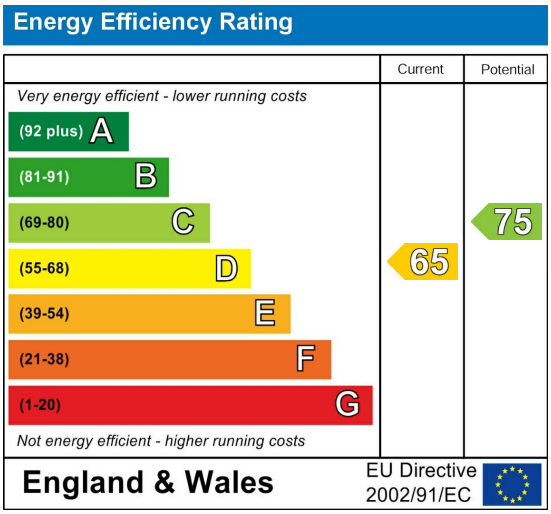












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Freehold

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.