







26 Fallowfield Close I I Norwich I NR1 4NW

Guide Price £300,000

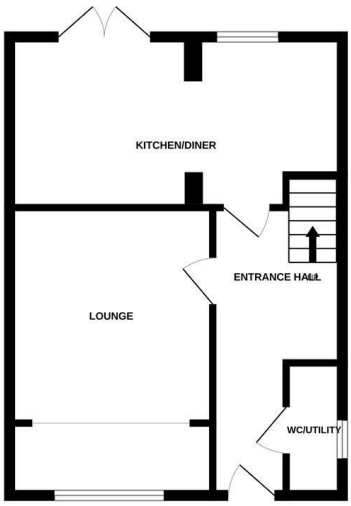
** GUIDE PRICE £300,000 - £325,000 - EXTENDED END TERRACE HOUSE TUCKED AWAY IN A QUIET CUL-DE-SAC** Gilson Bailey are delighted to offer this beautifully presented, extended three bedroom, end-terrace house tucked away in a quiet cul-de-sac to the east of Norwich. Stylishly updated and offering spacious, contemporary living throughout, the accommodation comprises an entrance hall, welcoming lounge, impressive open-plan modern kitchen/diner and a useful WC/utility room to the ground floor. On the first floor there are three well-proportioned bedrooms and a modern family bathroom off the landing. Outside, the property benefits from a large driveway providing ample off-road parking, while the enclosed tiered rear garden offers an attractive and private space, perfect for relaxing, entertaining or family enjoyment. Further benefits include double glazing, gas central heating and an excellent standard of presentation throughout, allowing any new owner to move straight in and enjoy everything this wonderful home has to offer. Perfectly suited to first-time buyers, growing families or those looking to upsize, this fantastic property is sure to attract strong interest, making an early viewing highly recommended.

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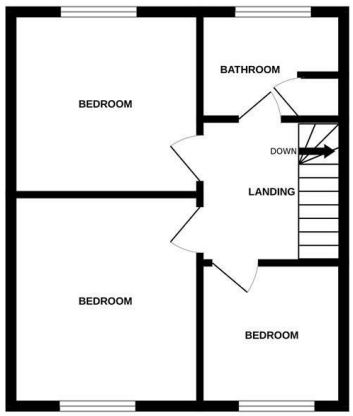
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GROUND FLOOR



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
Fallowfield Close is situated to the east of Norwich close by to a great selection of amenities including schooling, popular parade of shops on the nearby Plumstead Road, excellent public transport links to and from the city centre and access to Mousehold Heath.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen/diner, WC/Utility and stairs to first floor.

Lounge 15'4" x 10'10"
Double glazed window, radiator.

Kitchen/Diner 18'4" x 12'5"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and double oven, integrated fridge/freezer and dishwasher, double glazed window, patio doors, radiator.

WC/Utility 7'2" x 3'2"
Low level WC, hand wash basin, space for washing machine and tumble dryer, frosted double glazed window.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 11'6" x 10'1"
Double glazed window, radiator.

Bedroom Two 10'1" x 8'10"
Double glazed window, radiator.

Bedroom Three 8'0" x 7'11"
Double glazed window, radiator.

Bathroom 7'11" x 5'4"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front
Large brick weave driveway providing off road parking.

Outside Rear
Tiered garden with patio area, lawned garden, large timber 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.

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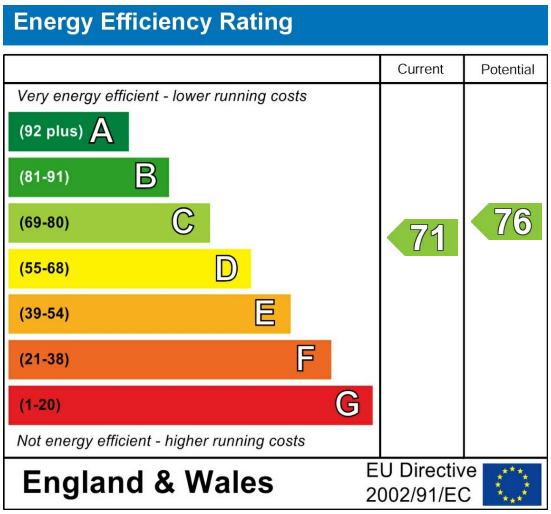












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.