

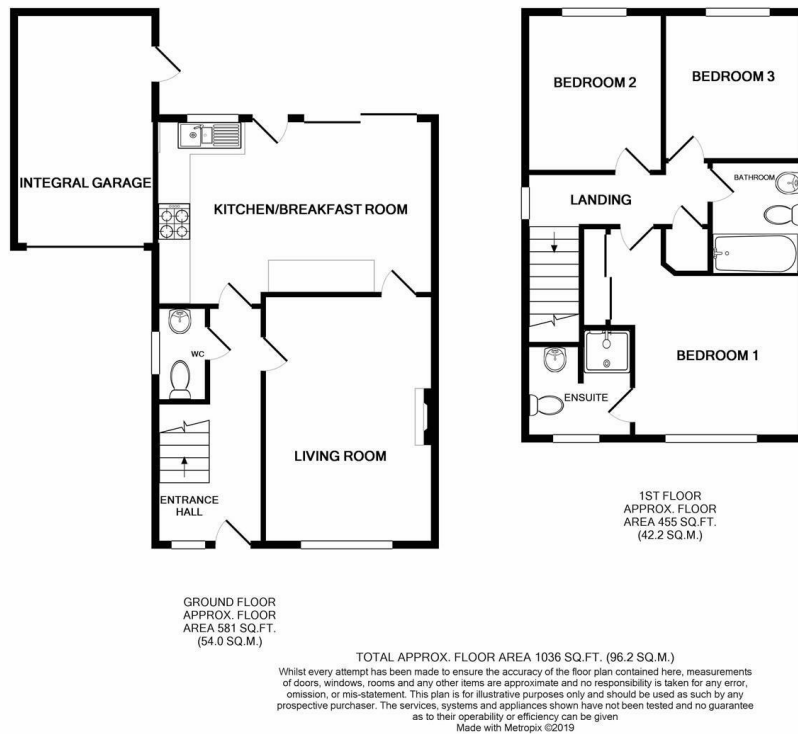


3 Mavish Close | | Norwich | NR5 9PJ

Guide Price £280,000

****GUIDE PRICE £280,000 - £290,000 OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this exceptional ex-showhome and extremely well-presented, modern three bedroom detached family house, enjoying a fantastic position tucked away within a desirable cul-de-sac. Beautifully maintained and offering stylish, spacious accommodation throughout, this impressive home is perfectly suited to modern family living and entertaining. The ground floor comprises a welcoming entrance hall, convenient WC, generous 14' lounge providing a wonderful space to relax and an impressive 17' kitchen/breakfast room, creating a fantastic social heart to the home. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing, with the principal bedroom further benefiting from its own en-suite shower room. Outside, the property continues to impress with an attractive front garden and brickweave driveway providing off-road parking, leading to an attached brick-built single garage. To the rear is a beautifully mature and landscaped garden, featuring a partially covered timber-decked terrace perfect for alfresco dining and entertaining, a lawned area and an additional timber-decked patio providing another lovely spot to relax and enjoy the garden. Further benefits include uPVC double glazing and gas-fired radiator central heating. Combining immaculate presentation, excellent family accommodation, fantastic outside space and a superb cul-de-sac setting, this wonderful ex-showhome is sure to attract plenty of interest, so be quick to book a viewing.





Location

Mavish Close is located west of Norwich in the sought after area of Three Score, within easy access to local schooling, doctors, shops and other amenities including the University of East Anglia, Norfolk & Norwich and Spire Hospitals and access onto the A47 Southern Bypass, plus excellent public transport links to the City.

Accommodation Comprises

Part-glazed uPVC front door to:

Entrance Hall

Staircase to first floor with recess under, LED spotlights, power points, wood flooring, telephone point, radiator, door to lounge, cloakroom and kitchen/breakfast room.

WC

uPVC double glazed window to side aspect, two-piece suite comprising low level wc and hand wash basin, tiled splashbacks, Karndean flooring, radiator.

Lounge 14'10" x 10'5"

uPVC double glazed window to front aspect, fireplace, coving, power points, TV point, radiator. Door to:

Kitchen/Breakfast Room 17'0" x 10'8"

uPVC double glazed window to rear aspect, part-glazed double glazed door to rear aspect, uPVC double glazed sliding patio door opening to timber-decked terrace, quality range of fitted wall and base units with worktops over, integral washing machine, dishwasher and fridge/freezer, inset four ring gas hob with extractor hood over, electric oven and grill, inset one and a half bowl sink and drainer with mixer tap over, tiled splashbacks, power points, coving, spotlights, tiled floor, designer column radiator.

First Floor Landing

uPVC double glazed window to side aspect, airing cupboard, loft hatch, power point, spotlights, doors to all three bedrooms and bathroom.

Bedroom One 11'1" x 9'7"

uPVC double glazed window to front aspect, built-in wardrobes, power points, TV point, coving, radiator. Door to:

En-suite

uPVC double glazed window to front aspect, spotlights, three piece suite comprising shower cubicle, hand wash basin set into vanity unit with cupboard under, low level wc, fully tiled walls, Karndean flooring, radiator.

Bedroom Two 9'8" x 8'2"

uPVC double glazed window to rear aspect, coving, power points, radiator.

Bedroom Three 8'7" x 8'3"

uPVC double glazed window to rear aspect, coving, power points, radiator.

Bathroom

uPVC double glazed window to side aspect, three piece suite comprising panelled bath with telephone style mixer tap and shower attachment, low level wc, pedestal hand wash basin, spotlights, extractor fan, fully tiled walls, Karndean flooring, radiator.

Front Garden

An attractive lawned front garden with well-stocked borders, path to front door with canopied entrance porch and courtesy light, brickweave driveway providing off-road parking giving access to:

Garage

Brick-built attached garage with up and over door, power and light connected.

Rear Garden

A wonderful landscaped garden with half-covered timber-decked terrace, great for al-fresco dining, with feature sunken uplighters. The timber-decked terrace steps down to further gardens, lawned and shingled with second timber-decked terrace. Well-stocked borders surround the garden with feature lighting, all enclosed by timber fencing and mature hedging with storage area down the side of the house and outside water point.

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	68	73
(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 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.

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