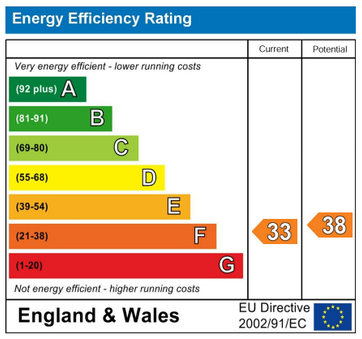
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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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5 Matlock Road I I Thorpe Hamlet I NR1 1TL

Offers In Excess Of £675,000

EXTENDED DETACHED HOUSE ON A RARELY AVAILABLE AND HIGHLY REQUESTED ROAD IN THORPE HAMLET
Gilson Bailey are delighted to offer this spacious, extended and characterful, four bedroom bay-fronted detached family home, occupying a highly desirable cul-de-sac position within the sought-after Thorpe Hamlet area of Norwich. Boasting a wonderful blend of charming original features, generous living accommodation and versatile reception rooms, this impressive property offers an abundance of character and space, making it a fantastic choice for families seeking a distinctive home in a popular residential setting. The ground floor comprises an entrance porch opening into a welcoming entrance hall, leading to an attractive bay-fronted lounge filled with character, a fitted kitchen, separate dining room ideal for family meals and entertaining, and a cosy sitting room providing an additional space to relax and unwind. Completing the ground floor is a convenient WC and a practical shower room/utility, adding further flexibility to everyday family living. Upstairs, the property offers four well-proportioned bedrooms and a stylish family bathroom, all accessed off landing, providing comfortable accommodation for the whole family. Outside, there is a shingled driveway providing valuable off-road parking, while to the rear is a private, partly elevated garden featuring a large patio area, creating a wonderful setting for alfresco dining, entertaining and enjoying the warmer months. Further benefits include double glazing, gas heating and a wealth of delightful original features, adding warmth and character throughout. Combining extended accommodation, four bedrooms, multiple reception rooms, attractive outside space and a desirable cul-de-sac setting in Thorpe Hamlet, this charming detached property would make a truly wonderful family home, so be quick to book a viewing.

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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 Porch
Door to:

Entrance Hall
Doors to lounge, kitchen, large cupboard and stairs to first floor.

Lounge 18'9" x 16'0"
Double glazed sash windows, two radiators.

Kitchen 16'2" x 11'10"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and dishwasher, double glazed window, radiator.

Dining Room 13'11" x 7'5"
Double glazed windows, door to side, radiator.

Sitting Room 14'4" x 12'0"
Patio doors, radiator, wood burner.

WC 8'3" x 2'4"
Low level WC, frosted double glazed window.

Shower Room/Utility 9'3" x 8'6"
Shower cubicle, hand wash basin, space for washing machine and tumble dryer, radiator, double glazed window, door to side.

First Floor Landing
Doors to four bedrooms and bathroom.

Bedroom One 15'5" x 14'1"
Double glazed sash window, radiator, cast iron fireplace.

Bedroom Two 12'3" x 10'11"
Double glazed window, radiator.

Bedroom Three 15'0" x 14'6"
Double glazed sash windows, two radiators, cast iron fireplace.

Bedroom Four 8'5" x 6'4"
Double glazed window, radiator.









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Bathroom 10'1" x 6'9"
Roll top bath, shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Small garden and driveway providing off road parking.

Outside Rear
Large patio area with steps to elevated garden, mature shrubs and trees, enclosed by timber fencing.

Local Authority
Norwich City Council, Tax Band E.

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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