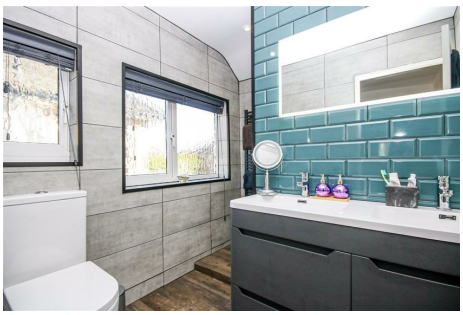








10 Stratford Drive I I Norwich I NR1 2EY

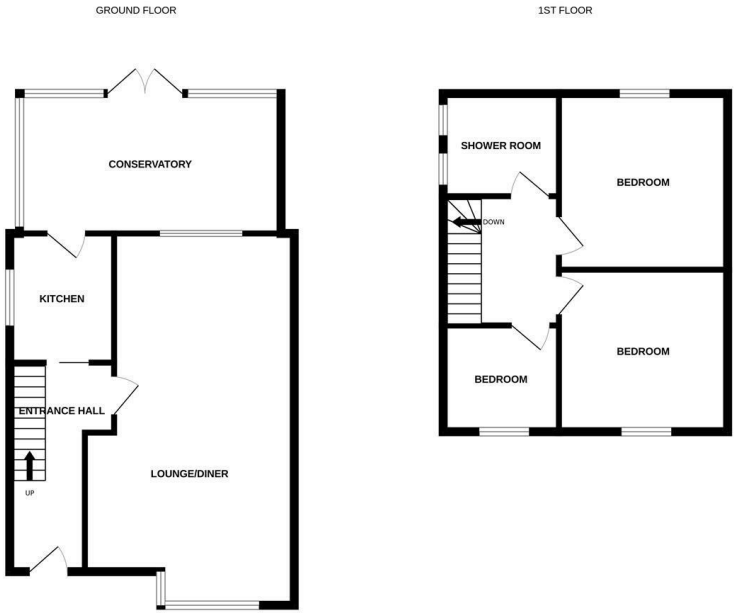
Guide Price £280,000

GUIDE PRICE: £280,000 -£290,000 **EXTENDED SEMI DETACHED HOUSE WITH AN OUTSIDE STUDIO** Gilson Bailey are delighted to offer this beautifully presented and extended three-bedroom semi-detached home, ideally positioned to the south of Norwich within easy walking distance of the City Centre. Finished to an exceptional standard throughout, the accommodation comprises a welcoming entrance hall leading into a stunning open-plan lounge/diner, perfect for modern living and entertaining, alongside a well-appointed kitchen and a bright conservatory overlooking the garden. Upstairs, three well-proportioned bedrooms are complemented by a stylish, newly fitted shower room accessed from the landing. Externally, the property boasts a front driveway providing off-road parking, while to the rear there is a generous garden featuring a versatile outside studio—ideal for working from home or creative use—along with a useful storage shed. Further benefits include double glazing, gas central heating and is in excellent condition throughout. Offering both quality and convenience, this superb home will appeal to a wide range of buyers and must be viewed to be fully appreciated.

gilsonbailey

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



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.
Made with Metropix ©2024

Location
Stratford Drive is situated just off City Road within reasonable distance to local schooling, doctors, shops and pubs. There is ease of access to Norwich bus station, Norwich railway station, Norwich ring road, Riverside complex and the A47 southern bypass with good public transport links in and out of the city centre.

Accommodation Comprises
Front door to:

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

Lounge/Diner 24'11" x 11'10"
Two double glazed windows, radiator.

Kitchen 8'6" x 6'10"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for washing machine, double glazed window, door to:

Conservatory 17'2" x 9'2"
Double glazed construction with patio doors to garden.

First Floor Landing
Doors to three bedrooms and shower room.

Bedroom One 11'11" x 10'0"
Double glazed window, radiator.

Bedroom Two 9'11" x 9'10"
Double glazed window, radiator.

Bedroom Three 7'6" x 7'1"
Double glazed window, radiator.

Shower Room 7'7" x 6'8"
Walk-in shower cubicle, low level WC, double hand wash basin, heated towel rail, frosted double glazed window.

Outside Front
Driveway providing off road parking.

Outside Rear
Patio area, lawned garden, plant border, enclosed by fencing with side gate access.

Studio 10'8" x 10'2"
With power and lighting.

Local Authority
Norwich City Council, Tax Band C.

Tenure
Freehold

Utilities
Ultrafast full fibre broadband available.
Mains 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.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

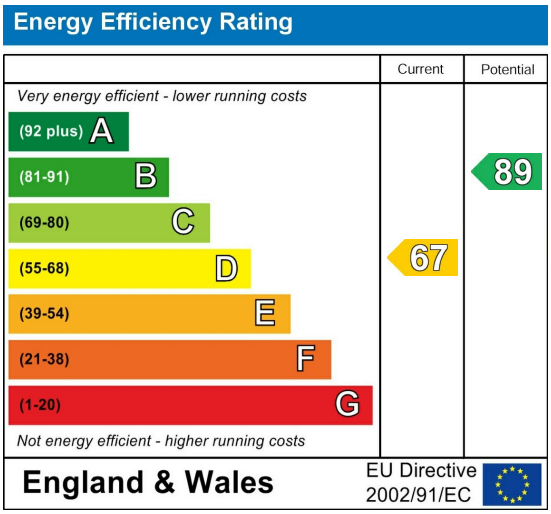












Local Authority

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.