



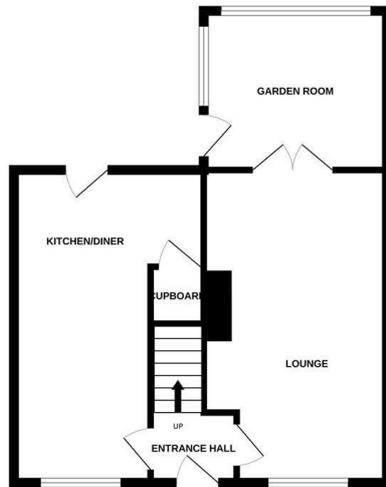
**28 Locksley Road | | Norwich | NR4 6LE**

**£245,000**

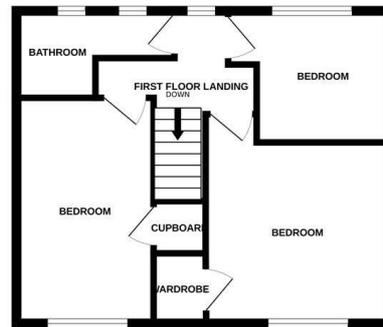
**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Tucked away in a quiet cul-de-sac to the south of the city, this extended three-bedroom semi-detached home offers fantastic space and an ideal setting for first-time buyers looking to take their first step onto the property ladder. Well presented and filled with natural light, the accommodation comprises an entrance hall leading to a comfortable lounge, a spacious kitchen/diner perfect for everyday living and entertaining, and a delightful garden room overlooking the rear garden. Upstairs, three well-proportioned bedrooms are accessed from the landing along with a generously sized family bathroom. Outside, the property benefits from a driveway to the front providing off-road parking, while the rear boasts a good-sized, enclosed garden offering a wonderful space to relax or entertain. With double glazing, gas central heating and the added advantage of being offered with no onward chain, this attractive home represents a superb opportunity and early viewing is highly recommended.



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

Locksley Road is situated close by too many local amenities including schooling, selection of local shops and supermarkets, popular local pubs and restaurants with excellent public transport links to and from the city centre. There is ease of access to the A47 southern bypass, University of East Anglia and the Norfolk and Norwich University Hospital.

## Accommodation Comprises

Front door to:

### Entrance Hall

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

### Lounge 19'5" x 10'11"

Double glazed window, two radiators.

### Kitchen/Diner 19'4" x 11'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for washing machine and fridge/freezer, double glazed window, door to rear, radiator.

### Garden Room 10'5" x 9'7"

Door to garden.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 12'7" x 11'0"

Double glazed window, radiator, walk-in wardrobe.

### Bedroom Two 13'8" x 8'2"

Double glazed window, radiator.

### Bedroom Three 9'8" x 8'5"

Double glazed window, radiator.

### Bathroom 9'8" x 5'4"

Corner bath, low level WC, hand wash basin, radiator, two frosted double glazed windows.

### Outside Front

Shingled driveway providing off road parking.

### Outside Rear

Paved and shingled garden, covered decking seating area, two storage sheds, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold

### Utilities

Fibre to the property.

Mains gas, water and electric.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Norwich City Council, Tax Band B

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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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