158 Christchurch Road I I Norwich I NR2 3PQ

Offers In Excess Of £550,000

DETACHED HOUSE ON A REQUESTED ROAD IN THE GOLDEN TRIANGLE Gilson Bailey are delighted to offer this fantastic, spacious and superbly positioned, three bedroom detached family home, occupying a generous plot in the highly requested Golden Triangle area of Norwich. Offering an exciting opportunity for buyers looking to secure a detached home in one of the city's most desirable locations, this wonderful property combines generous accommodation, excellent outside space and fantastic potential to create a truly special family home. The ground floor comprises a welcoming entrance hall, spacious lounge perfect for relaxing, separate dining room ideal for family meals and entertaining, fitted kitchen, shower room and convenient WC. There is also a useful covered side corridor which houses the boiler, provides a practical utility area and has a door giving direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms, a family bathroom and separate WC off landing. Outside, the property really comes into its own, with a large driveway providing ample off-road parking and leading to a garage, while to the rear is a fantastic, extensive garden, offering an abundance of space for children to play, entertaining friends and family, alfresco dining or simply relaxing and enjoying the warmer months. Further benefits include double glazing, gas heating and the huge advantage of being offered with no onward chain. With its generous plot, spacious accommodation and enviable position within Norwich's sought-after Golden Triangle, this fantastic property has all the ingredients to become a wonderful long-term family home, so be quick to book a viewing.

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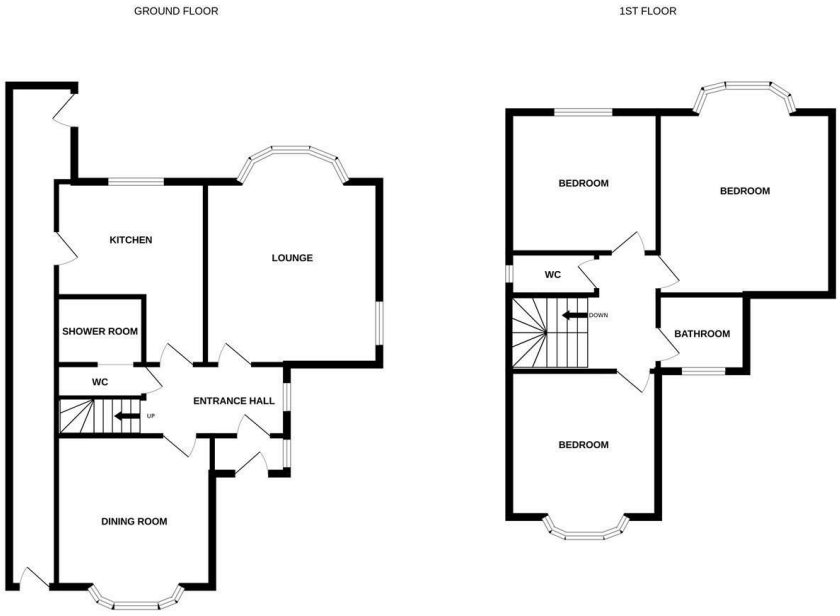

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Location
The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, dining room, kitchen, WC and stairs to first floor.

Lounge 16'3" x 13'1"
Two double glazed windows, radiator.

Dining Room 12'10" x 11'10"
Double glazed window, radiator.

Kitchen 13'9" x 11'5"
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, door to side.

Shower Room 6'11" x 5'2"
Shower cubicle, hand wash basin.

WC
Low level WC.

First Floor Landing
Doors to three bedrooms, bathroom and WC.

Bedroom One 16'2" x 13'1"
Double glazed window, radiator.

Bedroom Two 12'11" x 12'1"
Double glazed window, radiator.

Bedroom Three 11'5" x 10'7"
Double glazed window, radiator.

Bathroom 6'8" x 5'10"
Bath, hand wash basin, frosted window.

WC
Low level WC, frosted window.

Outside Front
Large driveway providing off road parking leading to a carport and garage.

Outside Rear
Patio seating area, large lawned garden, mature plants, shrubs and trees.

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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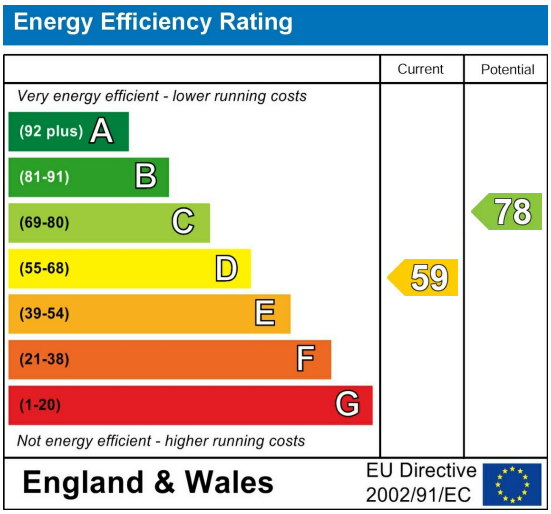

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Norwich City Council, Tax Band E

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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.