







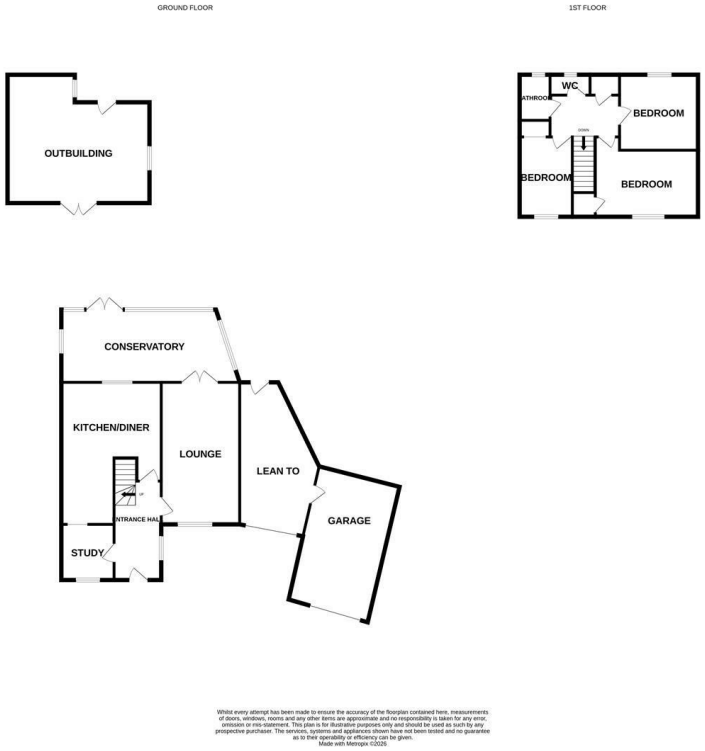
7 Redfern Close I I Norwich I NR7 9RF

Guide Price £275,000

GUIDE PRICE: £275,000 - £285,0000 **EXTENDED SEMI DETACHED ON A LARGE CORNER PLOT** Gilson Bailey are delighted to offer this extended and generously proportioned, three bedroom semi-detached house, occupying a substantial plot within the highly sought-after Heartsease estate and presented in excellent condition throughout. Offering spacious and versatile accommodation perfectly suited to modern family living, the ground floor comprises a welcoming entrance hall, comfortable and inviting lounge, impressive modern fitted kitchen/diner providing a fantastic sociable space for cooking, dining and entertaining, a useful study ideal for home working and a conservatory offering additional living space overlooking the garden. Upstairs, there are three well-proportioned bedrooms, a family bathroom and separate WC off landing, creating a practical layout for growing families. Outside, the property really comes into its own with a large driveway providing ample off-road parking, leading to an oversized garage and adjoining lean-to area with an electric door, offering excellent storage and versatility. To the rear is an enclosed garden featuring a substantial outbuilding currently utilised as a gym/bar, creating a fantastic additional space for entertaining, hobbies or recreation. Further benefits include double glazing and gas heating. Combining extended living accommodation, excellent presentation, generous parking, impressive garaging and a superb garden outbuilding, this attractive property makes a fantastic family home in a desirable Heartsease location, 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
Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises
Front door to:

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

Lounge 19'4" x 10'7"

Kitchen/Diner 19'3" x 13'6" x 7'1"

Study 7'8" x 7'2"

Conservatory 23'11" x 9'10"

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

Bedroom One 14'0" x 10'7"

Bedroom Two 10'7" x 10'4"

Bedroom Three 10'10" x 7'2"

Bathroom 5'5" x 4'7"

WC 5'3" x 2'9"

Outside Front
Large driveway providing ample off road parking.

Garage 18'4" x 12'9"

Lean To 21'9" x 13'3"

Outside Rear
Enclosed paved garden with a covered seating area.

Outbuilding 19'5" x 17'7"

Local Authority
Norwich City Council, Tax Band B.

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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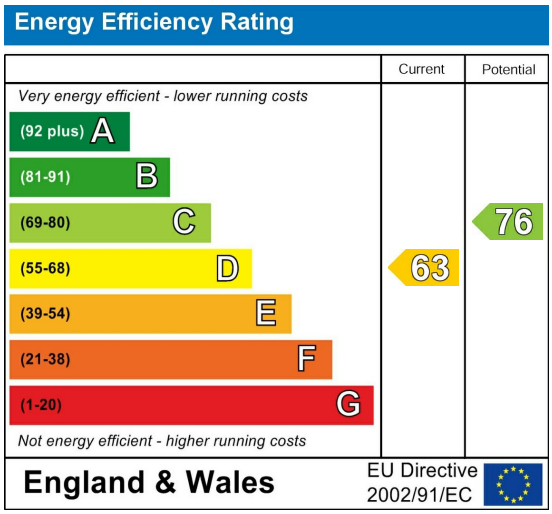












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.