



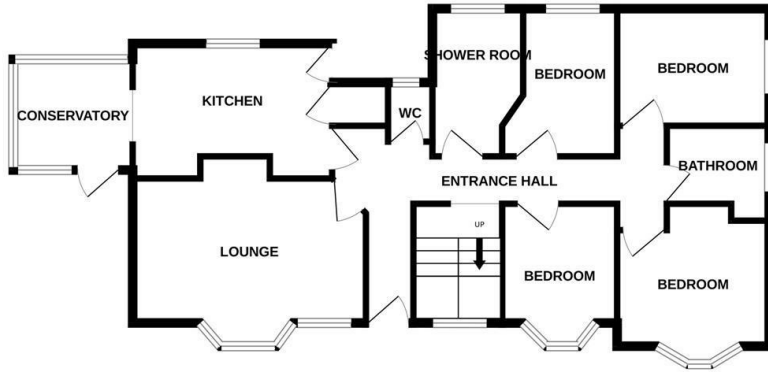
**559 Earlham Road | | Norwich | NR4 7HW**

**Guide Price £400,000**

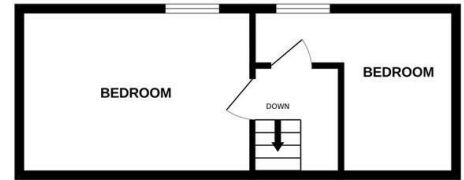
**\*\* GUIDE PRICE £400,000 - £425,000 - RARELY AVAILABLE DETACHED CHALET BUNGALOW ON A SPACIOUS CORNER PLOT \*\*** Prominently positioned on a spacious corner plot along the prestigious Earlham Road to the west of Norwich, this substantial six-bedroom detached chalet bungalow offers versatile and generously proportioned accommodation, ideal for a large family or investment opportunity. The ground floor comprises an entrance hall, lounge, kitchen, four bedrooms, a bathroom, a shower room, a WC, and a light-filled conservatory. Upstairs, there are two further bedrooms, providing ample space for family living. Outside, the property boasts a driveway providing off-road parking and a spacious, private lawned garden. With double glazing, gas central heating, and no onward chain, this home offers both space and privacy in a highly desirable location, early viewing is strongly 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

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, kitchen, shower room, bathroom, WC, four bedrooms and stairs to first floor.

#### Lounge 14'4" x 11'8"

Two double glazed windows, radiator.

#### Kitchen 12'2" x 8'3"

Fitted base units with worktops over, sink and drainer, space for cooker, dishwasher and washing machine, double glazed window, boiler and opening to

#### Conservatory/Dining Area

Double glazed construction with door to garden.

#### Bedroom One 9'10" x 9'4"

Double glazed window, radiator.

#### Bedroom Two 9'4" x 7'2"

Double glazed window, radiator.

#### Bedroom Three 9'1" x 8'0"

Double glazed window, radiator.

#### Bedroom Four 8'9" x 7'0"

Double glazed window, radiator.

#### Bathroom

Panelled bath, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

#### Shower Room

Shower cubicle, hand wash basin, frosted double glazed window.

### WC

Low level WC, frosted double glazed window.

### First Floor Landing

Doors to two bedrooms.

#### Bedroom Five 12'8" x 10'2"

Double glazed window.

#### Bedroom Six 12'5" x 10'2"

Double glazed window.

### Outside

Driveway providing ample off road parking and a large lawned garden surrounded by mature hedging.

### Local Authority

Norwich City Council, Tax Band D.

### Tenure

Freehold

### Utilities


Full fibre broadband available.  
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.


**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>77</b>
(55-68) <b>D</b>	<b>64</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	

**Local Authority**

Norwich City Council, Tax Band D

**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.

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