



TOTAL FLOOR AREA: 1367 sq.ft. (127.0 sq.m.) approx.
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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11 St. Walstans Close | | Norwich | NR5 0TW

£375,000

****Beautifully Renovated Detached Chalet in a Peaceful Cul-de-Sac Setting****
Gilson Bailey are delighted to present this exceptional three-bedroom detached chalet bungalow, ideally positioned in the highly sought-after suburb of Costessey, to the west of Norwich.

This stunning home has been thoughtfully modernised to an excellent standard by the current owners, offering stylish and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a bright and spacious lounge/diner, a contemporary kitchen, a generously sized bedroom, and a sleek shower room.

Upstairs, the property continues to impress with two large double bedrooms accessed from the landing, along with a well-appointed bathroom featuring a low-level WC and hand wash basin.

Externally, the property boasts a substantial driveway providing ample off-road parking, leading to a single garage. To the rear, you'll find a private and beautifully maintained mature garden, complete with a superb freestanding garden office—perfect for home working or additional leisure space.

Further benefits include double glazing and gas central heating throughout. Offering a perfect blend of comfort, style, and location, this home will appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
67	

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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Location

Costessey can be found to the west of Norwich, closeby to amenities including schooling, local shops, pubs and restaurants, also good access to the University of East Anglia, Norfolk & Norwich University Hospital, A47 Southern Bypass and public transport links in and out of Norwich City centre.

Accommodation Comprises

Front door to:

Entrance Hall 14'3" x 5'6"

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

Lounge/Diner 22'1" x 11'5"

Double glazed window, patio doors, two radiators.

Kitchen 14'3" x 12'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, three double glazed windows, radiator.

Bedroom Three 8'5" x 8'3"

Double glazed window, radiator.

Shower Room 8'3" x 5'4"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 14'10" x 11'6"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 14'11" x 10'11"

Double glazed window, radiator.

WC 5'2" x 7'2"

To the first floor, the property benefits form a low level WC and a hand wash basin which adds to the convenience of having two bedroom off landing.

Outside Front

Large shingled driveway providing off road parking leading to a single garage.

Garden Office 9'10" x 8'6"

Perfect for a work space with power and everything you need!

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, enclosed by timber fencing.



Local Authority

South Norfolk District Council, Tax Band C.

Tenure

Freehold

Utilities

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.

