







42 Three Mile Lane I I Norwich I NR5 0RP

Guide Price £240,000

GUIDE PRICE £240,000 - £250,000MUST VIEW SUBSTANTIALLY EXTENDED HOUSE ON A LARGE PLOT OFFERED WITH NO ONWARD CHAIN ** Gilson Bailey are delighted to offer this spacious and extended two-bedroom end-terrace home, ideally situated within the popular suburb of Costessey and offering generous accommodation both inside and out. Perfectly suited to first-time buyers, professionals and those seeking extra living space, this attractive property boasts a flexible layout comprising an entrance porch, a welcoming dining room, a fitted kitchen, a useful utility room and a particularly impressive lounge extension that provides an excellent space for relaxing and entertaining. Upstairs, there are two well-proportioned bedrooms and a family bathroom accessed from the landing. Externally, the property continues to impress with a driveway providing off-road parking and leading to a garage/workshop, ideal for storage, hobbies or home projects. To the rear, a substantial garden offers plenty of space for outdoor dining, family activities and entertaining guests throughout the warmer months. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. Conveniently located close to local amenities, schools and transport links, this fantastic home presents an excellent opportunity for buyers looking to secure a well-sized property in a sought-after location. Early viewing is highly recommended.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



Location
Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

Accommodation Comprises
Front door to:

Entrance Porch
Door to:

Dining Room 16'6" x 13'2"
Two double glazed windows, two radiators, stairs to first floor.

Kitchen 10'0" x 9'5"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, patio doors.

Utility Room 5'10" x 5'10"
Fitted wall and base units with worktops over, sink and drainer, space for washing machine and fridge/freezer, double glazed window.

Lounge 22'10" x 12'11"
Three double glazed windows, two patio doors, radiator.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 16'6" x 10'2"
Two double glazed window, radiator.

Bedroom Two 10'3" x 9'9"
Double glazed window, radiator.

Bathroom 6'5" x 5'11"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Shingled driveway providing off road parking leading to a garage/workshop.

Outside Rear
Patio area, large lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority
South Norfolk Council, Tax Band C.

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.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

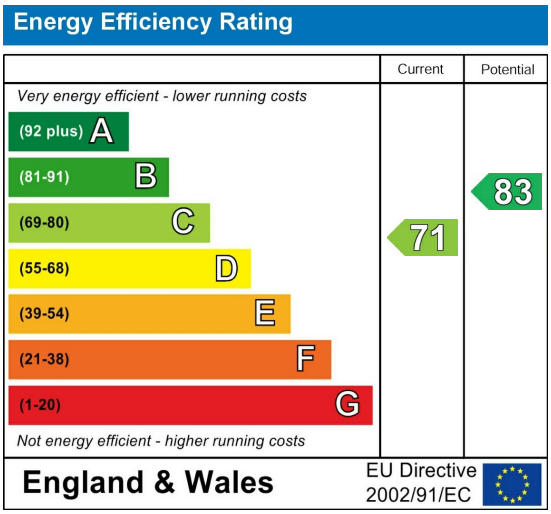












Local Authority

South Norfolk Council, Tax Band C

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.