



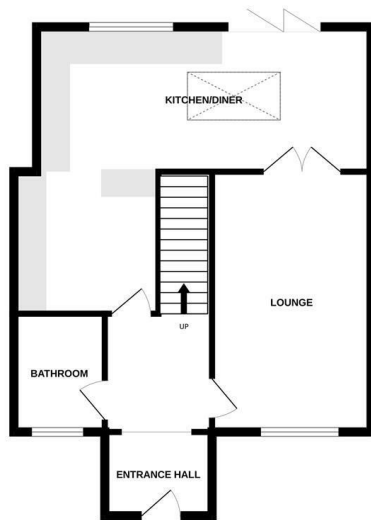
9 Bignold Road | | Norwich | NR3 2QZ

Offers In Excess Of £240,000

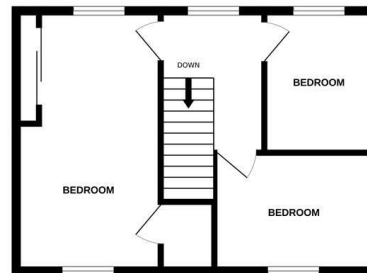
**** WOW FACTOR EXTENDED HOUSE WITH A SOUTH FACING REAR GARDEN AND OUTSIDE PUB**** Step inside this truly stunning and beautifully extended three-bedroom mid-terrace home, perfectly positioned in the ever-desirable NR3 area of Norwich. From the moment you enter, you'll be charmed by the warm and welcoming atmosphere, with a cosy lounge leading through to a spectacular, modern open-plan kitchen/diner – ideal for family living and entertaining. The stylish ground floor bathroom adds a touch of luxury, while upstairs offers three generously sized bedrooms, including a fabulous principal room with bespoke fitted wardrobes. Outside, the magic continues with a sun-drenched south-facing garden and a unique, purpose-built outbuilding currently set up as your very own garden pub – perfect for summer evenings and weekend gatherings. Immaculately presented throughout, with gas central heating and double glazing, this exceptional home is ready to move straight into and enjoy. A true gem that simply must be seen to be fully appreciated!



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

Bignold Road is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is also good access to the Norwich Ring Road and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, bathroom and stairs to first floor.

Lounge 16'8" x 10'2"

Double glazed window, radiator, doors to:

Kitchen/Diner 22'11" x 18'4"

Quality fitted wall and base units with worktops over, sink and drainer, integrated dishwasher, space for fridge/freezer, washing machine and tumble dryer, double glazed window, bi-fold patio doors, roof skylight, two radiators.

Bathroom 6'6" x 6'2"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms.

Bedroom One 16'8" x 9'3"

Two double glazed windows, radiator, bespoke fitted wardrobes.

Bedroom Two 10'2" x 7'6"

Double glazed window, radiator.

Bedroom Three 9'1" x 7'0"

Double glazed window, radiator.

Outside Front

Shingled and lawned garden enclosed by brick walling with path to front door.

Outside Rear

Patio seating area, lawned garden enclosed by timber fencing.

Outbuilding

With power and lighting and a large storage area.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

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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