



Grove Lodge Howard Street | | Norwich | NR1 3RN

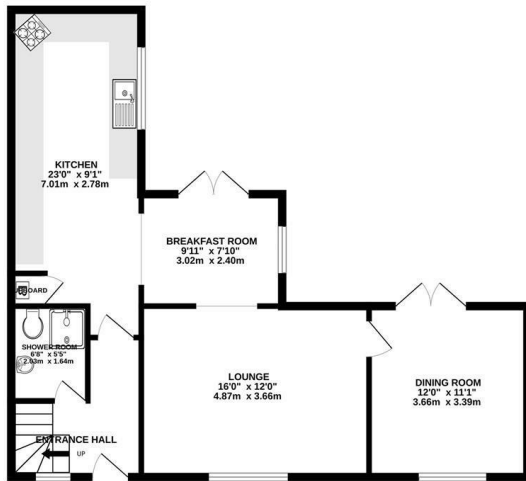
Guide Price £400,000

****GUIDE PRICE £400,000 TO £425,000 **SUBSTANTIAL AND HIGHLY VERSATILE SOUTH NORWICH HOME IDEAL FOR FAMILIES OR INVESTOR****

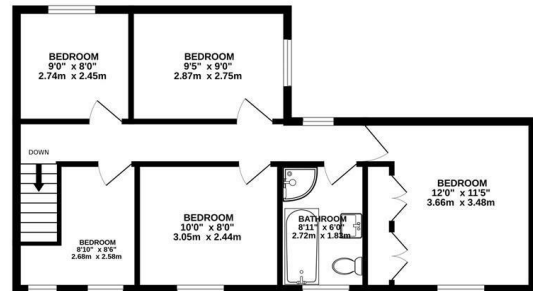
Gilson Bailey are pleased to present this generous and highly adaptable detached residence, tucked away in a private south Norwich location within easy walking distance of the City Centre. The property offers well-proportioned accommodation arranged over two floors, designed to accommodate a wide range of modern lifestyles. The layout is particularly well suited to growing families, multi-generational living, home working arrangements or longer-term investment use. The home further benefits from solar panels and improved energy efficiency measures. The ground floor comprises a welcoming entrance hall, impressive spacious open-plan kitchen/breakfast room, spacious bay-fronted lounge, separate dining room and a convenient ground floor shower room. Practical laminate flooring runs throughout the principal living areas. To the first floor are five well-proportioned bedrooms together with a family bathroom accessed from the landing. Externally, the property benefits from the rare advantage of off-road parking for three vehicles to the front. The enclosed rear garden is low maintenance, predominantly laid to paving and shingle, providing an ideal space for outdoor dining and relaxing during the warmer months. Further benefits include double glazing, gas central heating and the advantage of no onward chain, making the property ready for immediate occupation.



GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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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Location

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen, shower room and stairs to first floor.

Shower Room 6'7" x 5'4"

Shower cubicle, low level WC, hand wash basin.

Kitchen 22'11" x 9'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, modern concealed 2024-installed Worcester condensing combination boiler, space for fridge, washing machine, tumble dryer and dishwasher, double glazed window and opening to the breakfast area.

Breakfast Room 9'10" x 7'10"

Light dining space with patio doors opening to the rear garden, double glazed window and radiator.

Lounge 15'11" x 12'0"

Spacious Bay-Fronted lounge room with Double glazed bay window fitted with made-to-measure Venetian blinds and two radiators.

Dining Room 12'0" x 11'1"

Highly Versatile reception room offering potential for formal dining, home office or additional bedroom accommodation, featuring a double glazed bay window with made-to-measure Venetian blinds, with french doors to rear garden and radiator.

First Floor Landing

Staircase rising from the entrance hall with fitted handrail and a feature side window fitted with Venetian blinds, doors to five bedrooms and family bathroom.

Bedroom One 12'0" x 11'5"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 9'4" x 9'0"

Double glazed window, radiator.

Bedroom Three 10'0" x 8'0"

Double glazed window, radiator.

Bedroom Four 8'11" x 8'0"

Double glazed window, radiator.

Bedroom Five 8'9" x 8'5"

Dual aspect room with two double glazed windows, radiator and built-in storage cupboard.

Bathroom 8'11" x 6'0"

Comprising Panelled bath, separate shower cubicle, low level WC, hand wash basin, radiator and frosted double glazed window.

Outside Front

Driveway providing off road parking for three vehicles.

Outside Rear

Enclosed low maintenance paved and shingled garden; timber shed benefiting from power and lighting, creating an ideal space for storage or hobbies; enclosed brick walling with rear gate access.

Local Authority

Norwich City Council, Tax Band D.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(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 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.