



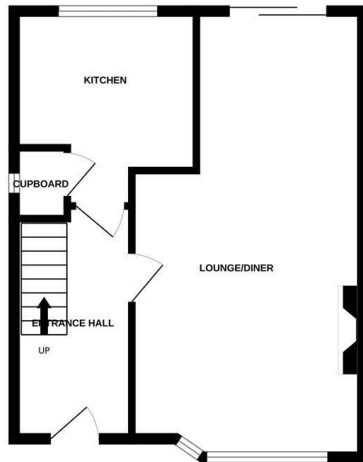
## 16 Gateley Gardens | | Norwich | NR3 3TU

**£270,000**

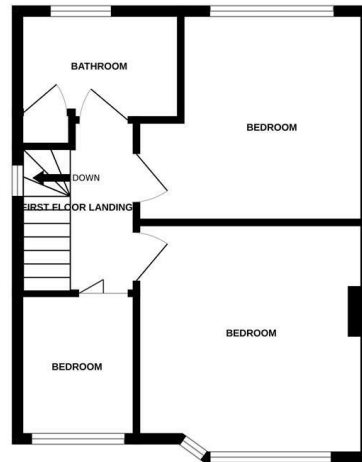
**\*\*TUCKED AWAY IN A QUIET CUL-DE-SAC\*\*** Gilson Bailey are delighted to present this beautifully maintained three-bedroom semi-detached home, peacefully tucked away within a quiet cul-de-sac in the highly sought-after NR3 area of Norwich. Offering a wonderful sense of space and comfort, the property features a welcoming entrance hall leading through to a bright and versatile lounge/diner, alongside a well-appointed kitchen ideal for modern living. Upstairs, three well-proportioned bedrooms and a family bathroom are accessed from the landing, creating a perfect layout for first-time buyers or growing households. Externally, the home continues to impress with a neatly lawned front garden, a driveway providing off-road parking leading to a single garage, and a fully enclosed rear garden offering a tranquil outdoor retreat. Benefiting from double glazing and gas central heating, and presented in excellent condition throughout, this charming home is ready to move straight into—early viewing is highly recommended to avoid disappointment.



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

Gateley Gardens is situated close by to many local amenities including schooling, popular local shops, parks, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is ease of access to the Norwich Ring Road, Norwich International Airport and the NDR.

### Accommodation Comprises

Front door to:

#### Entrance Hall

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

#### Lounge/Diner 23'9" x 11'11"

Double glazed window, sliding patio doors, two radiators.

#### Kitchen 10'0" x 9'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 12'6" x 12'0"

Double glazed window, radiator.

#### Bedroom Two 12'0" x 10'11"

Double glazed window, radiator.

#### Bedroom Three 7'5" x 6'0"

Double glazed window, radiator.

#### Bathroom 8'0" x 5'4"

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

### Outside Front

Lawned garden and driveway providing off road parking leading to a single garage.

### Outside Rear

Lawned garden, patio area, mature plants and shrubs, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band B.

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</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 B

**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.