



**Whitwell Road | | Norwich | NR1 4HB**

## Offers In Excess Of

**\*\*STUNNING FAMILY HOME IN A RARELY AVAILABLE LOCATION WITH A DOUBLE STOREY EXTENSION\*\*** Gilson Bailey are delighted to present this beautifully presented and extended four-bedroom end-terrace home, perfectly positioned in a quiet cul-de-sac to the east of Norwich, within easy walking distance of the City Centre and train station. Thoughtfully updated and extended by the current owners, this spacious property offers modern family living throughout. The accommodation comprises a welcoming entrance hall, an open plan modern kitchen/dining room, comfortable lounge with a wood burner, family bathroom, and a bright conservatory overlooking the garden. Upstairs, there are four well-proportioned bedrooms and a modern shower room off the landing, providing flexible space ideal for families or home working.

Outside, the property features a driveway to the front providing off-road parking, and to the rear, a large, tiered private garden that backs onto Mousehold Heath, offering a wonderful sense of privacy and nature right on your doorstep. The home benefits from gas central heating, double glazing, and has been extended and modernised to a high standard throughout, blending style, comfort, and practicality in equal measure.

A superb opportunity to own a spacious family home in a desirable, convenient location just moments from the city – early viewing is highly recommended! **THE VENDORS HAVE FOUND THEIR NEXT HOME!**





### Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Door to dining room and stairs to first floor.

#### Dining Room

11'10" x 11'10"

Double glazed window, radiator.

#### Kitchen

14'6" x 9'8"

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

#### Lounge

16'9" x 11'1"

Two double glazed windows, radiator, wood burner, doors to conservatory.

#### Bathroom

7'0" x 4'10"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, space for washing machine and tumble dryer, frosted double glazed window.



### Conservatory

11'3" x 7'6"

Double glazed construction with bi-fold patio doors.

### First Floor Landing

Doors to four bedrooms and shower room.

### Bedroom One

14'10" x 9'11"

Double glazed window, radiator.

### Bedroom Two

11'1" x 8'3"

Double glazed window, radiator.

### Bedroom Three

11'1" x 8'0"

Two double glazed windows, radiator.

### Bedroom Four

9'10" x 7'10"

Double glazed window, radiator.

### Shower Room

7'0" x 6'7"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Outside Front

Driveway providing off road parking.

### Outside Rear

Paved and decked seating area with steps leading up to a lawned garden, patio area, play area, mature plants and shrubs, outbuildings providing storage and mains power, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold

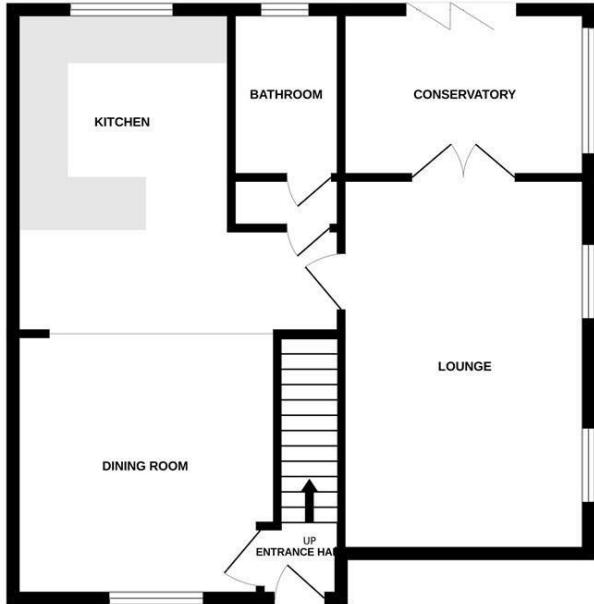
### Utilities

Full fibre broadband available.

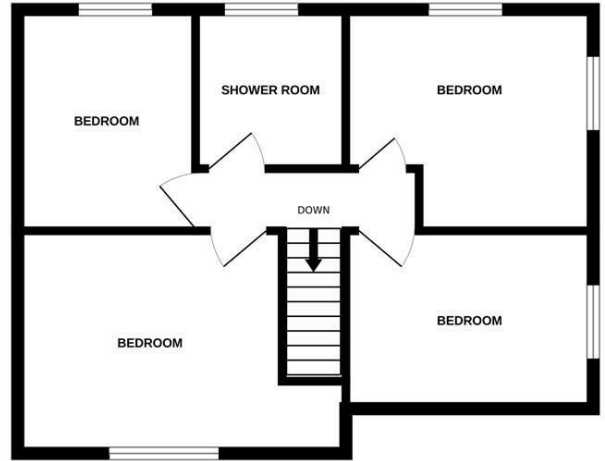
Mains gas, water and electric.



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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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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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