



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(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	



4 Trilithon Close | | Norwich | NR6 5EP

£250,000

****STUNNING TERRACE HOUSE TUCKED AWAY IN A RARELY AVAILABLE LOCATION**** Gilson Bailey are delighted to offer this beautifully presented three-bedroom mid-terrace home, tucked away in a rarely available position within the highly sought-after suburb of Hellesdon. Finished to an excellent standard throughout, this attractive property offers spacious and stylish accommodation perfectly suited to modern living, comprising an entrance hall, a generous lounge/dining room ideal for both relaxing and entertaining, and a contemporary fitted kitchen to the ground floor. Upstairs, there are three well-proportioned double bedrooms and a stylish family bathroom accessed from the landing. Externally, the property continues to impress with a driveway providing off-road parking leading to a garage, while the private landscaped rear garden offers a wonderful space to unwind, entertain guests, or enjoy outdoor dining during the warmer months. Benefiting from double glazing, gas central heating, and immaculate presentation throughout, this move-in-ready home represents an outstanding opportunity for first-time buyers, young families, or anyone seeking a quality property in a desirable residential location. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

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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Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises

Front door to:

Entrance Hall

Door to:

Lounge/Diner 23'11" x 10'10"

Patio doors, double glazed window, two radiators, stairs to first floor.

Kitchen 12'11" x 8'0"

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'4" x 8'0"

Double glazed window, radiator, built in cupboard.

Bedroom Two 15'7" x 7'11"

Double glazed window, radiator.

Bedroom Three 11'10" x 7'10"

Double glazed window, radiator, built in cupboard.

Bathroom 8'2" x 7'1"

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

Outside Front

Driveway and garage.

Outside Rear

Timber decking covered seating area, lawn and shingled area, 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..

