







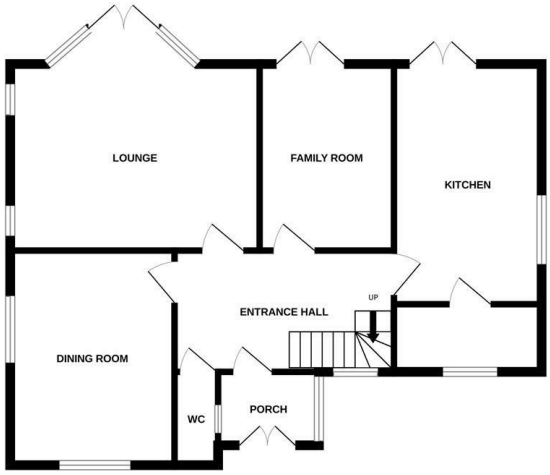
45 Guardian Road I I Norwich I NR5 8PG

Guide Price £425,000

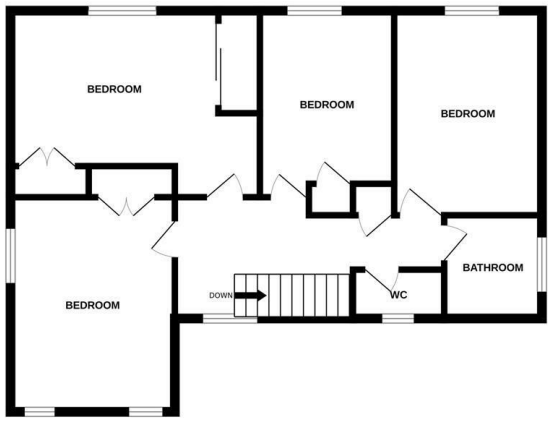
GUIDE PRICE £425,000 - £450,000 LARGE DETACHED HOUSE OCCUPYING A GENEROUS AND PRIVATE PLOT Gilson Bailey are delighted to offer this impressive, substantial and wonderfully spacious, four bedroom detached family home, occupying a fantastic, generous and wonderfully private plot approaching a quarter of an acre to the west of Norwich. Offering an exceptional amount of versatile living accommodation together with truly outstanding outside space, this superb property presents a rare opportunity for families looking for space both inside and out. The ground floor comprises a welcoming entrance hall, generous lounge perfect for relaxing, separate family room offering fantastic versatility, dining room ideal for entertaining, fitted kitchen with a large and incredibly useful pantry cupboard, and a convenient WC. Upstairs, there are four well-proportioned bedrooms, a family bathroom and separate WC off landing. Outside is where this wonderful home really comes into its own, with a beautiful mature and lovingly maintained front garden, alongside a driveway providing ample off-road parking and leading to a double garage complete with power and lighting. To the rear is the real showstopper – a stunning, extensive and wonderfully private rear garden, offering an abundance of space for children to play, summer entertaining, alfresco dining or simply enjoying the peaceful surroundings, with large sheds and a summerhouse providing excellent additional storage and recreational space. Further benefits include double glazing, gas heating and the huge advantage of being offered with no onward chain. Combining substantial accommodation, an exceptional plot, fantastic gardens and superb potential as a long-term family home, this is a property that really must be seen to be fully appreciated, so be quick to book a viewing.

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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
Guardian Road can be found to the west of Norwich, close to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets. You are also close to the Norwich Ring Road, providing access to the University of East Anglia, Norfolk and Norwich University Hospital, Norwich School of Arts, Norwich International Airport, the Longwater Retail Park and the A47 southern bypass. It also benefits from great public transport links to and from the City centre.

Accommodation Comprises
Front door to:

Porch
Door to:

Entrance Hall
Doors to lounge, family room, dining room, kitchen, WC and stairs to first floor.

Lounge 15'2" x 13'5"
Patio doors, double glazed windows, radiator.

Family Room 11'3" x 11'1"
Patio doors, radiator.

Dining Room 13'0" x 9'11"
Two double glazed windows, radiator.

Kitchen 14'6" x 8'11"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, washing machine and dishwasher, double glazed window, patio doors, large pantry cupboard.

WC 5'8" x 2'7"
Low level WC, hand wash basin, double glazed window.

First Floor Landing
Doors to four bedrooms, bathroom, WC and airing cupboard.

Bedroom One 15'1" x 11'3"
Double glazed window, radiator, built in wardrobes.

Bedroom Two 13'0" x 9'11"
Three double glazed windows, radiator, hand wash basin, built in wardrobe.

Bedroom Three 10'9" x 8'11"
Double glazed window, radiator, hand wash basin.

Bedroom Four 11'3" x 11'2"
Double glazed window, radiator, built in wardrobe.

Bathroom 6'0" x 5'11"
Panelled bath with shower over, hand wash basin, frosted double glazed window.

WC 3'6" x 2'10"
Low level WC, double glazed window.

Outside Front
Lawned garden with mature plants and shrubs, large driveway providing off road parking leading to:

Double Garage 19'0" x 17'3"
With power, lighting and electric door.

Outside Rear
Large patio seating area, lawned garden, mature plants, shrubs and trees, two large sheds (one with power and workbench) and summerhouse (with power), enclosed by fencing with side gates on both sides to provide easy access.

Local Authority
Norwich City Council, Tax Band E.

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.

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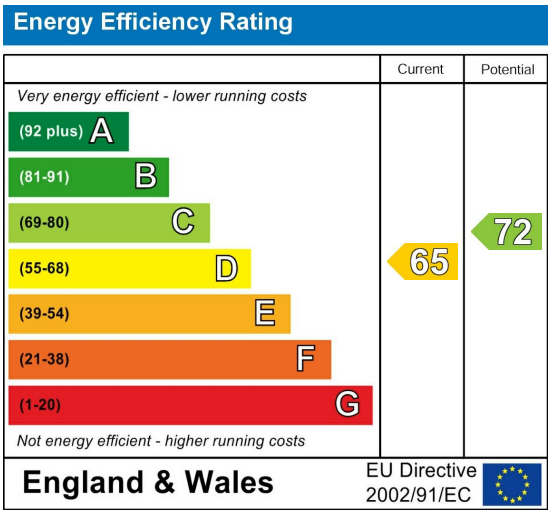












Local Authority

Norwich City Council, Tax Band E

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.