

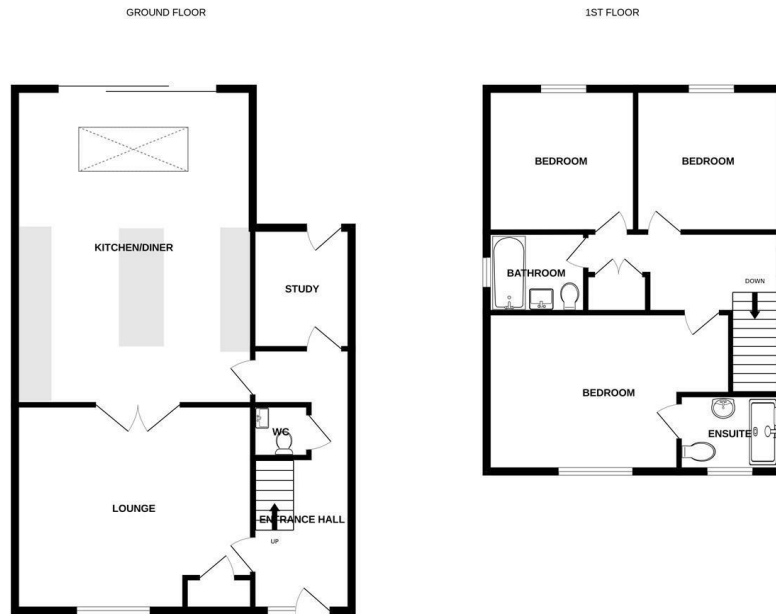


73 Meadow Way | | Norwich | NR6 6XZ

£395,000

****SIMPLY STUNNING NEWLY BUILT DETACHED HOUSE**** Gilson Bailey are delighted to offer this exceptional, high specification, extended three bedroom detached family home, occupying a superb position in the highly sought-after suburb of Hellesdon. Having been thoughtfully designed and finished to an outstanding standard throughout, this stunning property perfectly combines contemporary elegance with spacious, versatile accommodation, creating a home that is ready to move straight into. The accommodation comprises a welcoming entrance hall, an impressive and generously proportioned lounge, a spectacular open plan kitchen/dining room designed to be the heart of the home, a separate study ideal for home working and a convenient ground floor cloakroom. Upstairs, there are three spacious double bedrooms and a beautifully appointed family bathroom off the landing, with the luxurious principal suite benefiting from a stylish en-suite shower room. Outside, the property continues to impress with a driveway providing ample off-road parking and a beautifully landscaped rear garden featuring a generous patio seating area and low-maintenance artificial lawn, all backing directly onto fields to create a peaceful and picturesque setting. Further benefits include brand new gas central heating, new double glazing, the reassurance of a 10-year warranty and the added advantage of being offered with no onward chain. Finished to an exceptional standard with no expense spared, this remarkable home offers luxury family living in one of Norwich's most desirable locations and represents a truly rare opportunity, so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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.
Made with Metropix G520

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

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

Lounge 17'3" x 14'11"

Double glazed window, underfloor heating, cupboard.

Kitchen/Diner 23'0" x 17'4"

Fitted wall and base units worktops over, centre island, sink and drainer, fitted hob and ovens, space for a range of integrated appliances, underfloor heating, sliding patio doors, roof skylight.

Study 8'9" x 7'1"

Rear door, underfloor heating.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 17'5" x 11'5"

Double glazed window, radiator.

En-Suite 7'5" x 5'4"

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

Bedroom Two 10'10" x 10'0"

Double glazed window, radiator.

Bedroom Three 10'0" x 9'10"

Double glazed window, radiator.

Bathroom 7'1" x 5'9"

Bath with shower over, low level WC, hand wash basin, heated towel rail, mirror with sensor light, frosted double glazed window.

Outside Front

Driveway providing off road parking.

Outside Rear

Patio seating area, artificial lawn, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

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		
(69-80) C		
(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

Broadland District Council

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.

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