Indigo Yard | | Norwich | NR3 3QZ

£435,000

Gilson Bailey are delighted to offer this beautifully presented modern three-storey townhouse, ideally situated in one of the city's most sought-after locations and offered with no onward chain. The ground floor comprises a welcoming entrance hall, a useful utility room, a convenient cloakroom and internal access to the garage. On the first floor, the property truly comes into its own with a superb 17' open-plan kitchen/dining room fitted with quality units, complemented by an impressive 17' L-shaped lounge, creating the perfect space for both everyday living and entertaining. The second floor offers two generous double bedrooms, having been thoughtfully reconfigured from its original three-bedroom layout to provide larger and more luxurious accommodation, alongside a stylish family bathroom and separate shower room. Finished to an excellent standard throughout with oak flooring, double glazing and gas central heating, the property also benefits from off-road parking for two vehicles, a single garage, an enclosed courtyard garden and private access to picturesque riverside walks. Perfectly combining peaceful waterside living with the convenience of the vibrant city centre, excellent schools, shopping, restaurants, bars and theatres all within easy reach, this exceptional home is sure to attract strong interest and must be viewed to be fully appreciated.

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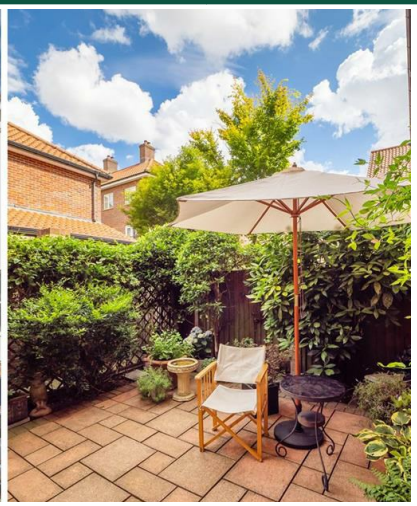


Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to utility room, WC, garage and stairs to first floor.

Utility Room

10'8" x 5'8"
Double glazed window to rear, base units, stainless steel single sink and drainer, space for tumble dryer, washing machine, wall mounted gas boiler, fridge.

WC

7'10" x 2'10"
Low level w.c., hand wash basin, tiling, radiator.

Integral Garage

16'5" x 10'7"
Power and light connected, electric up and over door.

First Floor Landing

With doors to open plan kitchen/diner and lounge, radiator, stairs to second floor.

Lounge
16'8" x 15'0"
Two double glazed sash windows to front, oak flooring, gas fire and surround, two radiators, double timber and glazed door to:

Kitchen/Diner
17'6" x 9'10"
Stainless steel fitted oven and microwave, four ring stainless steel hob, stainless steel extractor over, stainless steel single sink, space for freestanding fridge/freezer, integral dishwasher, two double glazed windows to rear, corian style work top, radiator.

Second Floor Landing
With doors to both bedrooms, shower room and bathroom. Loft hatch, radiator.

Bedroom One
12'3" x 10'7"
Double glazed sash window to front, radiator, built-in wardrobe.

Bedroom Two
10'10" x 10'2"
Double glazed window to rear, built-in wardrobe.

Bathroom
8'0" x 6'11"
Three piece suite comprising: free standing bath with chrome mixer shower fitment over, low level w.c., hand wash basin, double glazed window, chrome heated towel rail.

Shower Room
9'1" x 6'5"
Frosted double glazed window to front, corner tiled shower cubicle, low level w.c., pedestal hand wash basin, radiator.

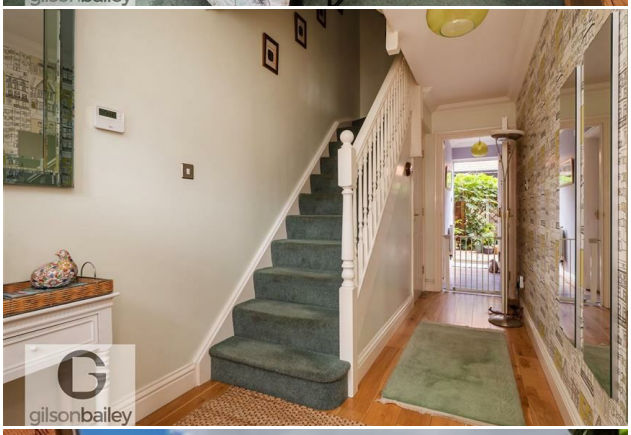
Outside
Non bisected patio garden with shrubs, plants, trellising, enclosed by timber panel fencing, timber gate giving access to the rear.

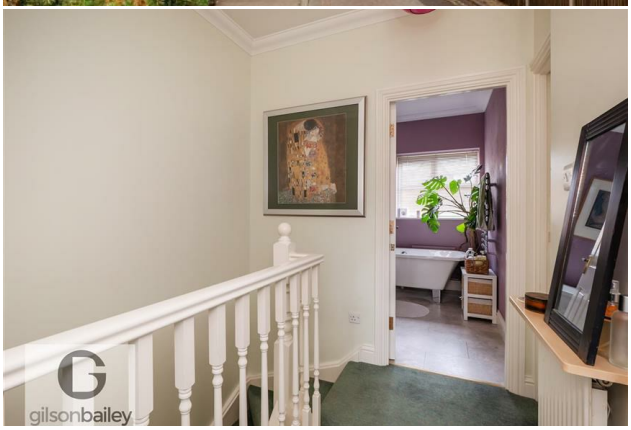
Local Authority
Norwich City Council, Tax Band E.

Tenure
Freehold

Utiities
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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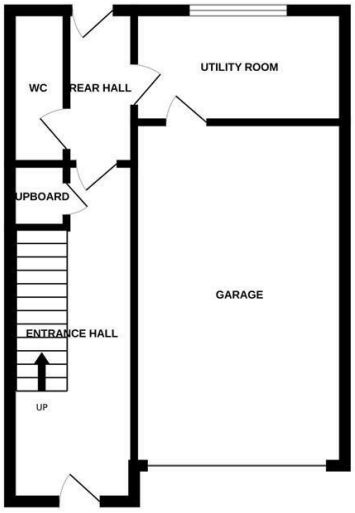
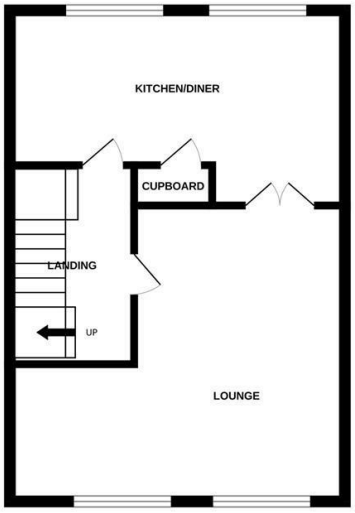
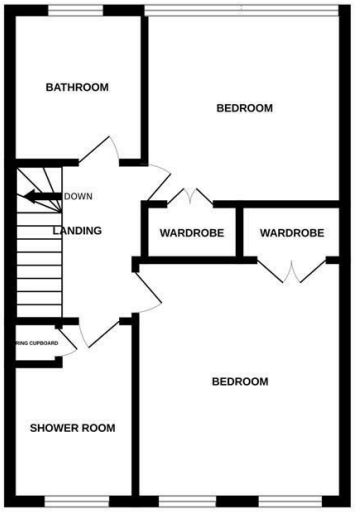
GROUND FLOOR



1ST FLOOR



2ND 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(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

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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