



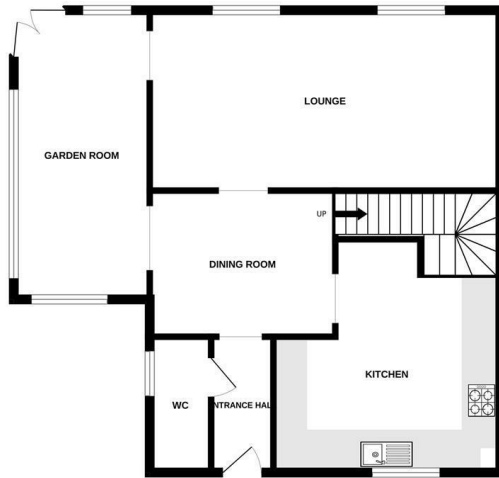
**16 Peck Close | | Norwich | NR5 9NF**

**Guide Price £325,000**

EXTENDED SEMI DETACHED HOUSE IN A QUIET CUL-DE-SAC\*\* Gilson Bailey are delighted to offer this beautifully presented and extended four-bedroom semi-detached home, tucked away in a peaceful cul-de-sac to the west of Norwich, ideally positioned for the University of East Anglia and the Norfolk & Norwich Hospital. The property boasts generous and versatile accommodation including a welcoming entrance hall, spacious lounge, kitchen and dining room, an impressive garden room and ground floor WC, with four well-proportioned bedrooms and a family bathroom upstairs. Outside, the home continues to impress with off-road parking, a single garage and a delightful wrap-around lawned garden, perfect for families and entertaining. Benefiting from double glazing, gas central heating and excellent condition throughout, this superb home would appeal equally to families and investors alike, and early viewing is highly recommended.



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

Peck Close is situated close by to the University of East Anglia, the Norfolk & Norwich University Hospital, many local amenities including local shops, popular pubs and restaurants, ease of access to the Longwater Retail Park, A47 southern bypass and regular public transport links to and from the city centre.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to dining room and WC.

### Lounge 18'3" x 11'0"

Two double glazed windows, two radiators.

### Kitchen 11'6" x 11'2"

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

### Dining Room 11'0" x 8'10"

Radiator, stairs to first floor.

### Garden Room 17'5" x 8'2"

Double glazed windows, radiator, patio doors to garden.

### WC 5'6" x 2'6"

Low level WC, hand wash basin, frosted double glazed window.

## First Floor Landing

Doors to four bedrooms and bathroom.

### Bedroom One 11'1" x 10'11"

Double glazed window, radiator.

### Bedroom Two 11'1" x 7'0"

Double glazed window, radiator.

### Bedroom Three 8'8" x 8'3"

Double glazed window, radiator.

### Bedroom Four 9'3" x 8'3"

Double glazed window, radiator.

### Bathroom 7'8" x 6'2"

Bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

## Outside Front

Driveway providing off road parking and a single garage.

## Outside Rear

Wrap around lawned garden, patio area, mature plants and shrubs, enclosed by walling and fencing.

## Local Authority

Norwich City Council, Tax Band B.

## Tenure

Freehold

## Utilities


Full fibre broadband available.  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Norwich City Council, Tax Band B

### 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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