



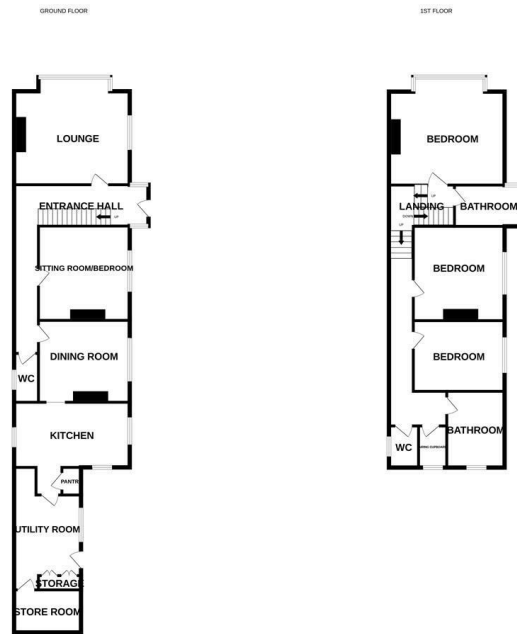
1a Corton Road | | Norwich | NR1 3BS

Offers In Excess Of £475,000

****A MUST SEE CHARACTER PROPERTY ON THE EDGE OF THE CITY CENTRE****

Gilson Bailey are delighted to present this substantial and characterful four-bedroom hall entrance, end-terrace home, superbly located just off the prestigious Bracondale area to the south of Norwich and within easy walking distance of the City Centre. Offering generous and versatile accommodation, the property boasts multiple reception rooms, including a spacious lounge and a sitting room/fourth bedroom, alongside a dining room, kitchen, utility room, WC and store room on the ground floor. Upstairs, there are three well-proportioned bedrooms, two bathrooms and an additional WC. Externally, the home features enclosed paved front gardens and a private rear courtyard ideal for alfresco dining, with the added benefit of a garage providing off-road parking. Retaining a wealth of original charm and character features and benefiting from gas central heating, this impressive property would make an ideal family home—early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of walls, windows, doors and any other items are approximate and not responsible for any error or omission in this statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagix 12/25

Location

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, sitting room/bedroom, dining room, WC and stairs to first floor.

Lounge 15'8" x 15'3"

Six sash windows, radiator, fireplace.

Sitting Room/Bedroom 12'8" x 11'11"

Sash window, radiator, fireplace.

Dining Room 12'0" x 11'3"

Sash window, radiator, fireplace.

Kitchen 15'5" x 9'0"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for dishwasher, double glazed window.

Utility Room 17'0" x 9'1"

Space for washing machine and tumble dryer, space for fridge/freezer, sink, boiler, ample storage.

Store Room 9'5" x 5'10"

WC 6'9" x 2'11"

Low level WC, hand wash basin, radiator, window.

First Floor Landing

Doors to three bedrooms, two bathrooms, WC and airing cupboard.

Bedroom One 15'8" x 15'3"

Five sash windows, radiator, fireplace, built in wardrobes.

Bedroom Two 13'0" x 12'0"

Sash window, radiator, built in wardrobe.

Bedroom Three 12'0" x 9'8"

Sash window, radiator, built in wardrobe.

Bathroom 9'10" x 7'9"

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

Bathroom 9'10" x 6'4"

Tiled bath, shower cubicle, low level WC, hand wash basin, radiator, frosted sash window.

WC 5'8" x 2'10"

Low level WC.

Outside

Paved gardens to front and side, paved courtyard garden enclosed by brick walling with access to:

Garage 15'3" x 9'3"

With power and lighting.

Local Authority

Norwich City Council, Tax Band E.

Tenure


Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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