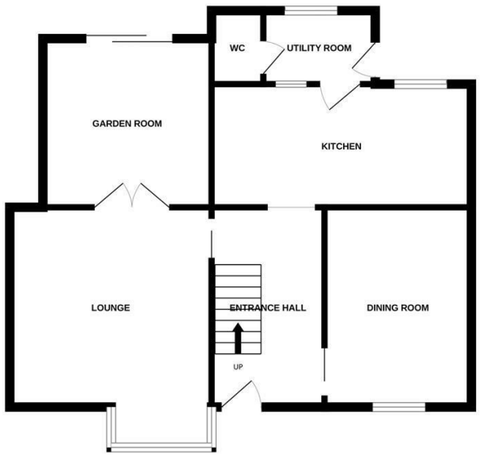
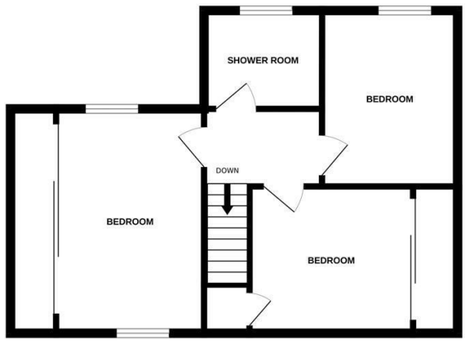
Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 I sales@gilsonbailey.co.uk

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.
Made with Metropix ©2026

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.

https://www.gilsonbailey.co.uk
01603764444









2 Suckling Avenue I I Norwich I NR3 2SZ

£270,000

EXTENDED AND SPACIOUS END TERRACE HOUSE Gilson Bailey are delighted to offer this beautifully presented and extended, three bedroom end-terrace house, ideally positioned within the highly sought-after NR3 area of Norwich and offered in excellent condition throughout. Boasting spacious and versatile accommodation, this attractive home has been thoughtfully extended to provide an excellent balance of living and entertaining space, making it a fantastic opportunity for first-time buyers. The ground floor comprises a welcoming entrance hall leading into a comfortable and inviting lounge, separate dining room ideal for family meals and entertaining, fitted kitchen and a wonderful garden room, providing an additional reception space overlooking the rear garden. There is also a useful utility room and convenient ground floor WC, adding further practicality to everyday living. Upstairs, the property offers three well-proportioned bedrooms and a stylish modern shower room, all accessed off landing, providing comfortable accommodation for a growing family or those requiring space to work from home. Outside, the property benefits from a driveway to the front providing valuable off-road parking, while to the rear is an attractive, low-maintenance garden, perfect for relaxing and enjoying the warmer months. A handy storage room to the side of the property provides additional space for everyday essentials. Further benefits include double glazing and gas heating. Combining extended accommodation, excellent presentation, versatile reception rooms, private parking and a desirable NR3 location, this impressive property would make a fantastic first-time purchase or family home, so be quick to book a viewing.

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

Location
Suckling Avenue is located close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is also great access to Norwich Ring Road, Norwich International Airport and the NDR.

Accommodation Comprises
Front door to:

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

Lounge 15'0" x 12'7"
Double glazed window, radiator, wood burner.

Dining Room 12'0" x 9'2"
Double glazed window, radiator.

Kitchen 16'2" x 7'8"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, double glazed window, radiator.

Garden Room 10'6" x 10'5"
Sliding patio doors, radiator.

Utility Room 7'0" x 4'7"
Space for washing machine and tumble dryer, double glazed window, radiator.

WC 4'7" x 3'3"
Low level WC, hand wash basin, radiator.

First Floor Landing
Doors to three bedrooms and shower room.

Bedroom One 12'11" x 9'2"
Two double glazed windows, radiator, built in wardrobes.

Bedroom Two 10'2" x 9'3"
Double glazed window, radiator, built in wardrobes.

Bedroom Three 10'8" x 8'7"
Double glazed window, radiator.

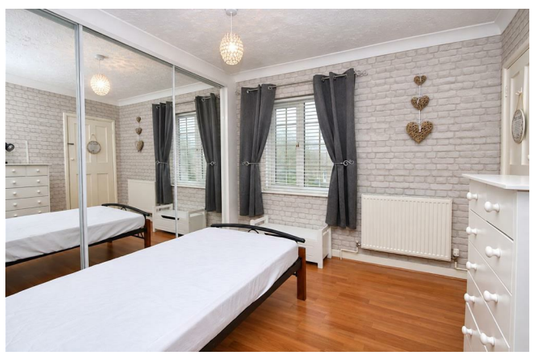
Shower Room 7'4" x 6'1"
Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Driveway providing off road parking and door to a large storage room to the side of the property.









Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

Outside Rear
Patio area, artificial lawn, timber decking, mature plants and shrubs, timber shed, enclosed by timber fencing.

Local Authority
Norwich City Council, Tax Band A.

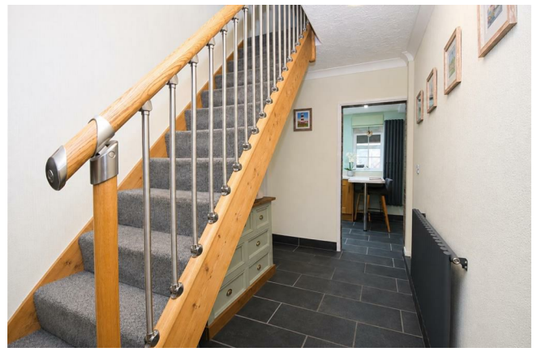
Tenure
Freehold

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.









https://www.gilsonbailey.co.uk
01603764444