22 Stratford Drive I I Norwich I NR1 2EY

Guide Price £385,000

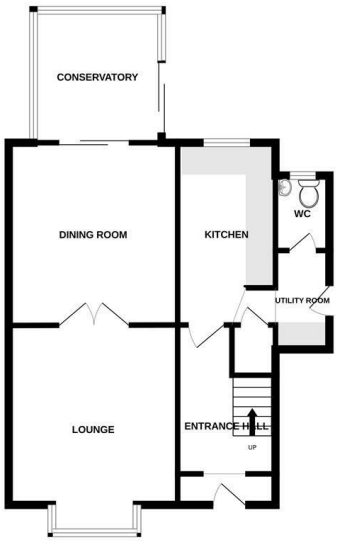
GUIDE PRICE £385,000 - £400,000 EXTENDED DETACHED HOUSE WITHIN WALKING DISTANCE TO THE CITY CENTRE Gilson Bailey are delighted to offer this impressive, wonderfully spacious and beautifully presented, three bedroom detached family home, ideally positioned to the south of Norwich and enjoying the fantastic convenience of being within walking distance of Norwich City Centre. Offering a superb blend of generous living accommodation, excellent presentation and truly wonderful outside space, this delightful home is ready for its lucky new owners to move straight in and enjoy. The ground floor comprises a welcoming entrance hall, bright and spacious lounge perfect for relaxing, separate dining room ideal for family meals and entertaining, fitted kitchen, delightful conservatory enjoying views over the garden, useful utility room and convenient WC. Upstairs, there are three well-proportioned bedrooms and a shower room off landing, providing comfortable accommodation for the whole family. Outside is where this fantastic home really comes into its own, with an attractive mature front garden and a stunning, beautifully maintained and wonderfully private rear garden, creating a peaceful haven perfect for summer entertaining, alfresco dining or simply unwinding at the end of the day. A large driveway provides ample off-road parking and leads to a garage, adding further practicality to this already impressive home. Further benefits include double glazing, gas heating and excellent condition throughout. Combining generous accommodation, gorgeous gardens and an incredibly convenient location close to the heart of Norwich, this superb property would make a truly fantastic family home, so be quick to book a viewing.

gilsonbailey

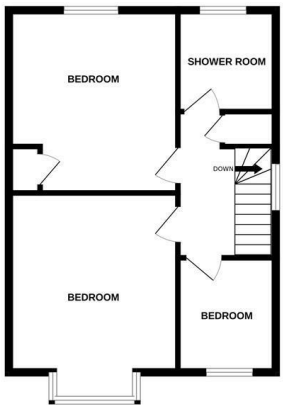
gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | 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

Location
Stratford Drive is situated just off City Road within reasonable distance to local schooling, doctors, shops and pubs. There is ease of access to Norwich bus station, Norwich railway station, Norwich ring road, Riverside complex and the A47 southern bypass with good public transport links in and out of the city centre.

Accommodation Comprises
Front door to:

Entrance Hall
Door to kitchen and stairs to first floor.

Lounge 14'8" x 11'11"
Double glazed windows, radiator.

Dining Room 12'11" x 12'0"
Sliding patio doors, two radiators.

Kitchen 12'7" x 6'11"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, double glazed window, understairs cupboard.

Conservatory 9'5" x 9'1"
Double glazed construction with radiator and door to garden.

Utility Room 6'11" x 3'9"
Space for washing machine and fridge, door to side.

WC 5'2" x 3'9"
Low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing
Doors to three bedrooms and shower room.

Bedroom One 14'9" x 11'11"
Double glazed windows, radiator.

Bedroom Two 12'11" x 12'0"
Double glazed window, radiator, cupboard.

Bedroom Three 8'2" x 6'11"
Double glazed window, radiator.

Shower Room 7'1" x 6'10"
Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Paved and shingled garden enclosed by brick walling with path to front door.

Outside Rear
Patio seating area, lawned garden, mature plants and shrubs, large shingled driveway, garage, enclosed by timber fencing with side gate access.

Local Authority
Norwich City Council, Tax Band C.

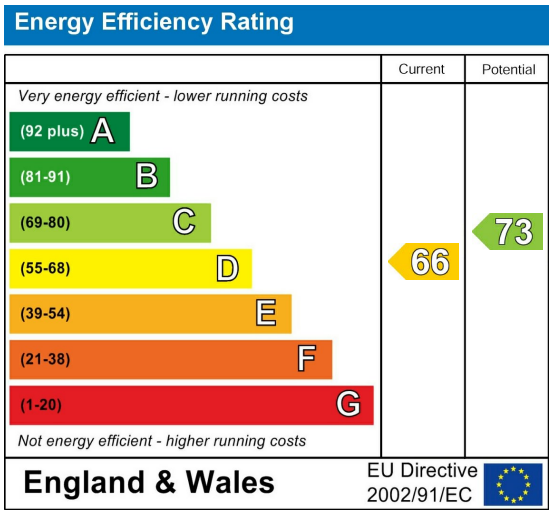
Tenure
Freehold

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.

gilsonbailey

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



Local Authority

Norwich City Council, Tax Band C

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.

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