



**47 Highland Road | | Norwich | NR2 3NN**

**Guide Price £325,000**

**\*\* GUIDE PRICE £325,000 - £350,000 - A MUST SEE GOLDEN TRIANGLE TERRACE WITH A SOUTH-FACING GARDEN ON A TREE-LINED ROAD\*\*** Gilson Bailey are delighted to present this stunning, recently extended two-bedroom mid-terrace home, beautifully positioned close to Eaton Park on a charming tree-lined road within the prestigious Golden Triangle area of Norwich. Blending character and contemporary style, the property offers immaculately presented accommodation comprising a bay-fronted lounge, elegant dining room, impressive extended bespoke fitted kitchen and a stylish ground floor shower room. To the first floor are two generous double bedrooms accessed from the landing, with one bedroom further benefiting from a beautifully fitted bathroom, adding a unique and luxurious touch. Externally, the home features a small and welcoming front garden, along with an attractive SOUTH FACING bisected rear garden and a private seating area, perfect for enjoying a morning coffee or relaxing outdoors. Retaining a wealth of original features while benefiting from modern finishes, double glazing and gas central heating, this exceptional home will appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate the quality, character and location on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not guaranteed and no guarantee is given for their condition or reliability, such as to be given. Made with Floorplan 12.0205.

### Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

### Accommodation Comprises

Front door to:

#### Lounge 12'8" x 11'6"

Double glazed window, radiator, decorative fireplace.

#### Dining Room 11'5" x 11'2"

Radiator, decorative fireplace, storage cupboard.

#### Kitchen 11'2" x 8'3"

Fitted base units with worktops over, sink and drainer, space for cooker and washing machine, French doors, two roof skylights.

#### Shower Room 5'7" x 5'6"

Shower cubicle with rainfall shower over, low level WC, hand wash basin, heated towel rail, double glazed window, roof skylight.

### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 11'6" x 11'3"

Double glazed window, radiator, cast iron fireplace, storage cupboard.

#### Bedroom Two 11'6" x 11'3"

Double glazed window, radiator, cast iron fireplace.

#### Bathroom 8'7" x 5'10"

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

### Outside Front

Small low maintenance garden with walling and fencing and path to front door.

### Outside Rear

South facing bisected garden with lawn and shingled areas and a seating area.

### Local Authority

Norwich City Council, Tax Band B.

### 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) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

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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.