



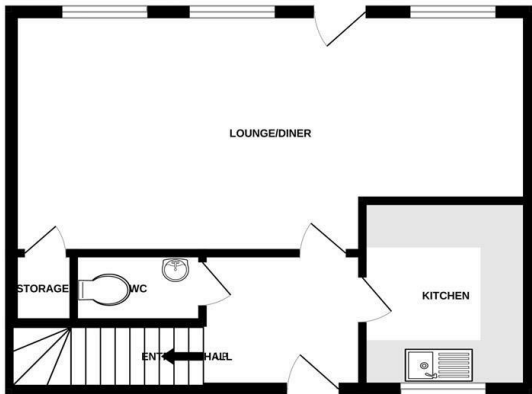
11 Thurston Close | | Norwich | NR5 9LS

**Guide Price £200,000**

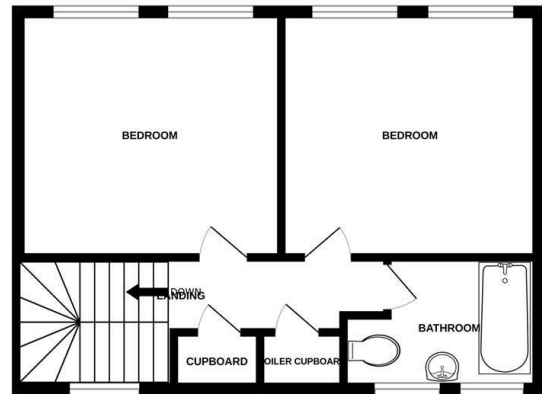
**\*\*GUIDE PRICE £200,000 - £210,000 OFFERED WITH NO ONWARD CHAIN\*\***  
Gilson Bailey are delighted to offer this spacious and well-proportioned two-bedroom semi-detached house, ideally situated to the west of Norwich. This attractive home provides comfortable and practical living space, featuring an entrance hall leading to a generous lounge/diner, a well-appointed kitchen, and a convenient ground floor WC. Upstairs, there are two large double bedrooms and a bathroom off landing, offering excellent accommodation for a range of buyers. Externally, the property benefits from an enclosed rear garden—perfect for relaxing or entertaining—as well as residents parking. With double glazing, gas central heating, and the advantage of no onward chain, this superb home presents an excellent opportunity for first-time buyers or 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

Located to the west of Norwich within reasonable distance of a good selection of amenities including schooling, doctor's surgery, shops and supermarket. There is excellent public transport to and from the city centre with ease of access to Norwich ring road, A47, A11 and Longwater Retail Park.

### Accommodation Comprises

Door to:

#### Entrance Hall

Doors to lounge/diner, kitchen and stairs to first floor.

#### WC

Two piece suite comprising WC and wash basin.

#### Lounge/Diner 20'8" x 15'5"

Three rear aspect windows. Quality laminate floor, radiator and door to garden.

#### Kitchen 8'6" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge, freezer and washing machine, double glazed window.

#### Bedroom One 13'9" x 10'5"

Two rear aspect windows and radiator.

#### Bedroom Two 13'9" x 10'5"

Two rear aspect windows and radiator.

#### Bathroom

Bath with shower over, WC and wash basin. Extensive tiling, two frosted windows, inset spotlighting, tiled floor and radiator.

#### Outside

Fully enclosed private rear garden, mainly laid to lawn with patio area.

#### Parking

Residents parking. Further unrestricted on street parking.

### Utilities

Ultrafast Broadband available.  
Mains water, gas and electricity.

### Local Authority

Norwich City Council - Tax Band B

### Tenure

Freehold


Please note there is a maintenance fee of £318.36pa

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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