







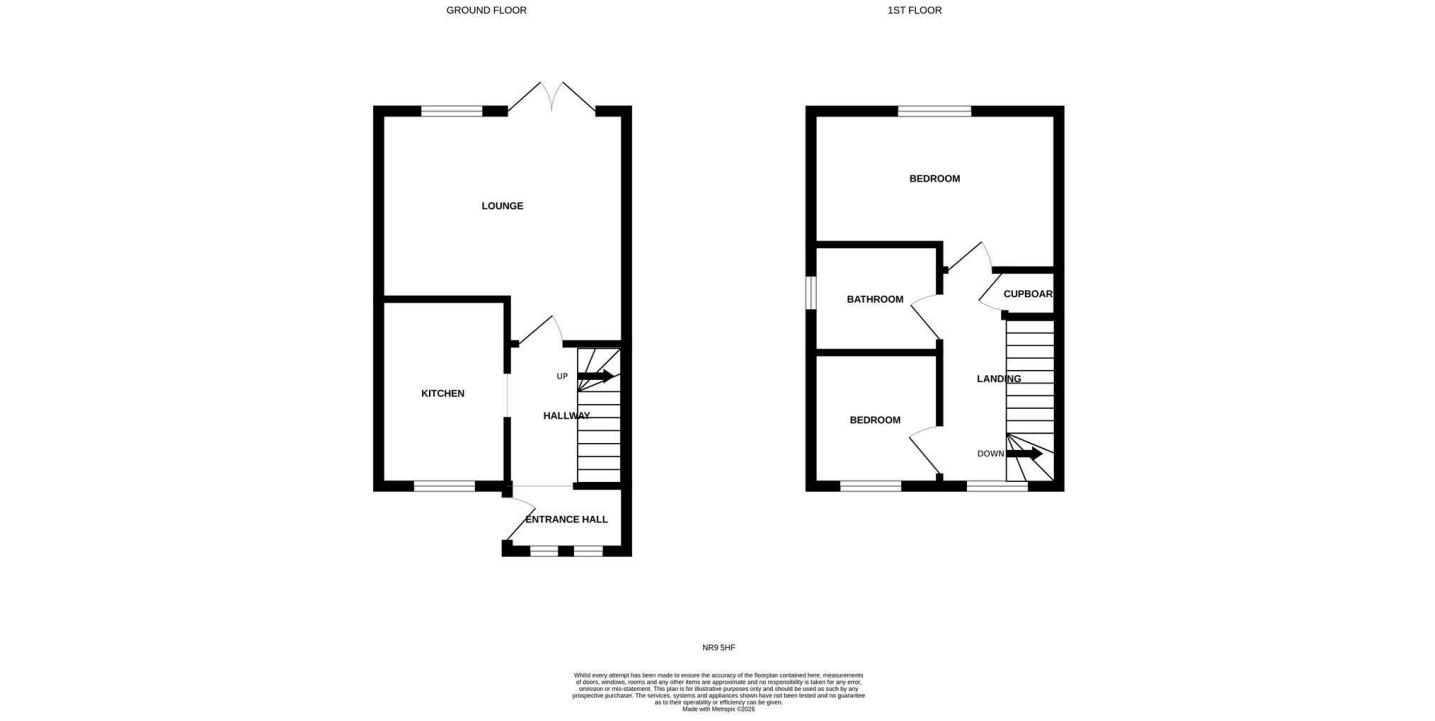
1 St Peters Drive I I Easton I NR9 5HF

Offers In Excess Of £250,000

LOVELY SEMI DETACHED HOUSE WITH AN OUTSIDE STUDIO Gilson Bailey are delighted to offer this beautifully presented, two bedroom semi-detached house, pleasantly tucked away in a quiet cul-de-sac within the sought-after village of Easton and offered in excellent condition throughout. Combining stylish modern interiors with comfortable and well-planned accommodation, this attractive property provides a wonderful opportunity for first-time buyers, couples or those looking to enjoy village living in a peaceful residential setting. The ground floor comprises a welcoming entrance hall leading into a bright and inviting lounge, providing a lovely space for relaxing and entertaining, alongside a modern fitted kitchen, offering a practical and stylish space for everyday cooking and dining. Upstairs, the property boasts two well-proportioned bedrooms and a contemporary family bathroom, all accessed off landing, providing comfortable accommodation. Outside, the property really comes into its own with a large driveway providing ample off-road parking, while to the rear is an enclosed garden, perfect for relaxing, entertaining or enjoying the warmer months. A particular highlight is the versatile garden studio, offering fantastic potential for a home office, hobby room, creative workspace or additional recreational space, making it an excellent addition for modern lifestyles. Further benefits include double glazing and oil-fired heating. Combining excellent presentation, modern interiors, generous parking, a versatile garden studio and a desirable cul-de-sac position in the popular village of Easton, this charming property would make a fantastic first-time purchase or ideal home for those seeking a quieter village lifestyle, so be quick to book a viewing.

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Location
Easton is a popular village situated just to the west of Norwich, closeby to an array of amenities including schooling, Longwater Retail Park with Sainsbury's superstore, restaurants and gym. Also closeby to the idyllic village of Bawburgh with the award-winning King's Head public house and restaurant.

Accommodation Comprises
Front door to:

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

Lounge 13'3" x 12'5"
Double glazed window, patio doors, radiator.

Kitchen 11'8" x 6'8"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, radiator.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 13'3" x 10'2"
Double glazed window, radiator.

Bedroom Two 8'3" x 6'8"
Double glazed window, radiator.

Bathroom 6'7" x 5'9"
Bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front
Large driveway providing ample off road parking.

Outside Rear
Patio area, lawned garden, covered storage area, enclosed by timber fencing with side gate access.

Studio 11'0" x 9'4"

Local Authority
South Norfolk Council, Tax Band B.

Tenure
Freehold

Utilities
Fibre to the property.
Mains water and electric.
Oil heating.

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.

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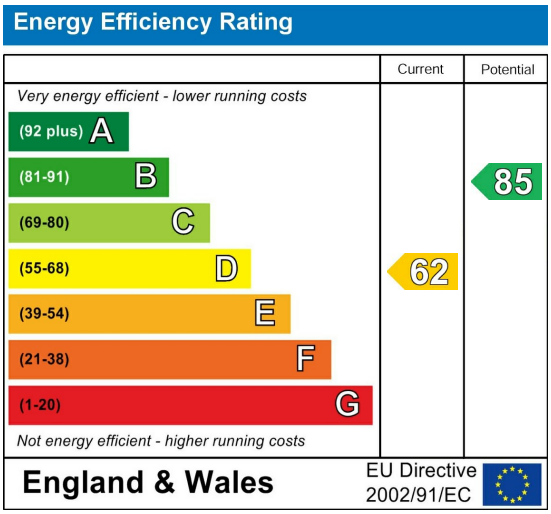












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.