

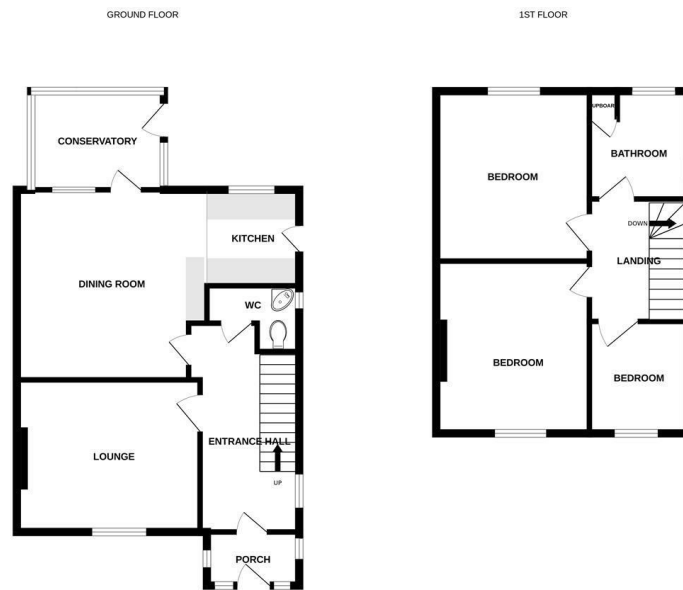


14 Knox Close | | Norwich | NR1 4LN

Guide Price £260,000

****GUIDE PRICE £260,000 - £270,000 SEMI DETACHED HOUSE WITH A LARGE GARDEN IN A QUIET CUL-DE-SAC**** Gilson Bailey are delighted to offer this three bedroom semi-detached house, pleasantly positioned within a quiet cul-de-sac to the east of Norwich and offered in excellent condition throughout. Providing spacious and well-balanced accommodation, this attractive home represents a fantastic opportunity for first-time buyers looking for a property ready to move straight into and enjoy. The ground floor comprises a welcoming entrance porch and hallway leading into a comfortable and inviting lounge, separate dining room offering an excellent space for family meals and entertaining, fitted kitchen, bright conservatory providing additional living space overlooking the rear garden, and a convenient WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing, creating a practical and comfortable layout for everyday living. Outside, the property benefits from a driveway providing off-road parking, while to the rear is a large lawned garden, offering a fantastic amount of space for entertaining, gardening, family enjoyment or simply relaxing during the warmer months. Further benefits include double glazing and gas heating. Combining excellent presentation, generous accommodation, private parking, a substantial rear garden and a desirable cul-de-sac setting, this appealing property would make a fantastic first-time purchase, so be quick to book a viewing.





NR1 4LN

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metreplan 13/02/16

Location

Knox Close is situated 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 good access to Broadland Business Park, Norwich Ring Road, NDR and Norwich train station.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Hallway

Doors to lounge, dining room, WC and stairs to first floor.

Lounge 13'2" x 10'11"

Double glazed window, radiator.

Dining Room 13'7" x 13'1"

Door to rear, radiator.

Kitchen 6'10" x 6'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, door to side.

Conservatory 9'1" x 7'1"

Double glazed construction with door to garden.

WC 6'7" x 5'0"

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'2" x 11'6"

Double glazed window, radiator, cast iron fireplace.

Bedroom Two 11'11" x 11'7"

Double glazed window, radiator.

Bedroom Three 8'9" x 8'1"

Double glazed window, radiator.

Bathroom 9'6" x 7'11"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, two frosted double glazed windows, cupboard.

Outside Front

Driveway providing off road parking.

Outside Rear

Patio area, large lawned garden, 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

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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