



**56 Barclay Road | Heartsease | Norwich | NR7 9QB**

## Asking Price £245,000

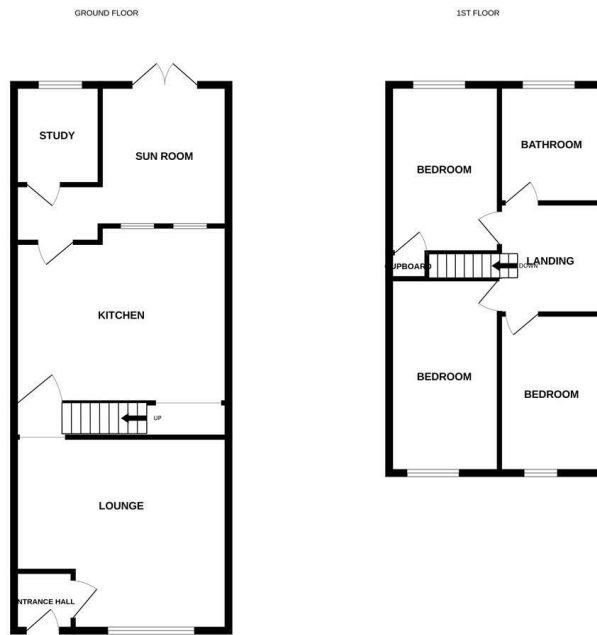
**\*\*A beautifully renovated and extended three-bedroom terraced home with study and sunroom\*\***

This property features a welcoming porch leading into a spacious lounge, flowing into a top-of-the-range Howdens kitchen with breakfast bar, soft-close cupboards, floor-to-ceiling units, two eye-level single ovens, full length integrated fridge as well as a full length integrated freezer, dishwasher, and washing machine. Upstairs, there are three generously sized bedrooms and a family bathroom.

To the rear, a sunroom opens onto a landscaped garden with porcelain tiled patio and artificial lawned area. To the front, a driveway provides rare off-road parking for a terraced house in this area.

A viewing is highly recommended to fully appreciate everything this home has to offer.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of walls, openings, doors and any other items are approximate and no responsibility is taken for any mis-orientation or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The layout, fixtures and appliances shown here are not deemed to be a guarantee as to their availability or condition, and are given. Made with Metaplan 12/2020.

## Location

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

## Accommodation Comprises

Front Door to:

### Entrance Hall/Porch

Door to lounge.

### Lounge 14'7" x 14'10"

Door to Porch, radiator, double glazed window to front aspect, Electric fireplace.

### Kitchen Diner 13'11" x 12'9"

Top-of-the-range Howdens kitchen featuring a breakfast bar, soft-close drawers and cupboards, and floor-to-ceiling units providing ample storage and generous worktop space. Includes an eye-level double oven, integrated fridge freezer, dishwasher, and washing machine.

### Study 10'7" x 6'2"

door to sun room/hallway, double glazed window to rear.

### Sun Room 8'9" x 15'3"

Double glazed Windows to kitchen, door to study, double doors to landscaped garden.

### First Floor Landing

Doors to all three bedrooms and family bathroom.

### Bedroom One 8'5" x 14'11"

Radiator, double glazed window to front aspect.

### Bedroom Two 10'11" x 9'1"

Radiator, door to cupboard, double glazed window to rear aspect.

### Bedroom Three 6'2" x 11'11"

Radiator, double glazed window to front aspect.

## Bathroom

Modern bathroom comprising a bath with overhead shower, low-level WC, and hand wash basin with illuminated mirror above. Finished with a heated towel rail.

## Outside Front

Gravelled driveway providing off-road parking for two vehicles, with a dropped kerb installed by the current owners.

## Outside Rear

Landscaped garden featuring porcelain tiled patio areas, artificial lawn, and a luxury stone seating area, all enclosed by fencing and a brick wall.

## Local Authority

Norwich City Council, Tax Band B.

## Tenure

Freehold

## Utilities


Full fibre broadband available.  
Mains 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) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            | <b>79</b>   |
| (55-68) <b>D</b>                            | <b>68</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<br>2002/91/EC |  |

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Norwich City Council

**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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