



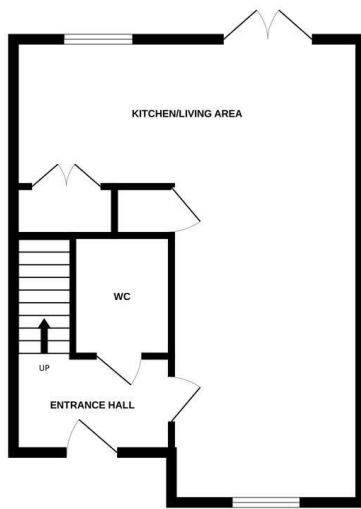
## 45 Wild Apple Close | | Norwich | NR5 9FL

**£315,000**

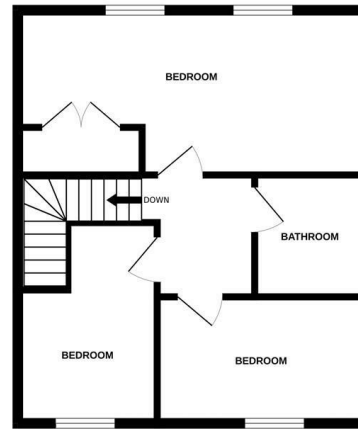
**\*\*EXCEPTIONAL MODERN AND ENERGY EFFICIENT HOME\*\*** Gilson Bailey are delighted to present this impressive and spacious three-bedroom mid-terrace home, ideally located on a sought-after modern development to the west of Norwich, perfectly positioned for easy access to the university and hospital. Beautifully designed for contemporary living, the property features a welcoming entrance hall leading to a stunning open-plan kitchen and living area, creating a bright and sociable heart of the home, along with a convenient ground floor WC. Upstairs, three well-proportioned bedrooms are complemented by a stylish family bathroom off the landing. Outside, the home enjoys enclosed front and rear gardens along with residents' parking available. Further enhancing its appeal, the property benefits from ultra-efficient Passivhaus design, including triple glazing and an advanced air recirculation system, delivering exceptional comfort alongside remarkably low energy usage. Offering modern, eco-conscious living in a prime location, this fantastic home is sure to attract strong interest—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

Situated to the west of Norwich within easy access of the University of East Anglia, Norfolk & Norwich University Hospital and A47 southern bypass, Bowthorpe is within easy reach of popular local shops to include Longwater Retail Park and amenities, with excellent public transport links to Norwich City centre.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to kitchen/living area, WC and stairs to first floor.

### Open Plan Kitchen/Living Area 25'10" x 19'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, two triple glazed windows, patio doors, utility cupboard, storage cupboard.

### WC 5'9" x 4'7"

Low level WC, hand wash basin.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 19'4" x 9'2"

Two triple glazed windows, storage cupboard.

### Bedroom Two 10'10" x 8'3"

Triple glazed window.

### Bedroom Three 12'9" x 8'0"

Triple glazed window.

### Bathroom 7'3" x 6'3"

Panelled bath with shower over, low level WC, hand wash basin, extractor fan.

## Outside Front

Small garden enclosed by walling and residents parking.

## Outside Rear

Lawned garden enclosed by timber fencing with rear gate access.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure

Freehold

## Utilities


Fibre to the property.  
Passivhaus heating.  
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>		<b>96</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	

### 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.