



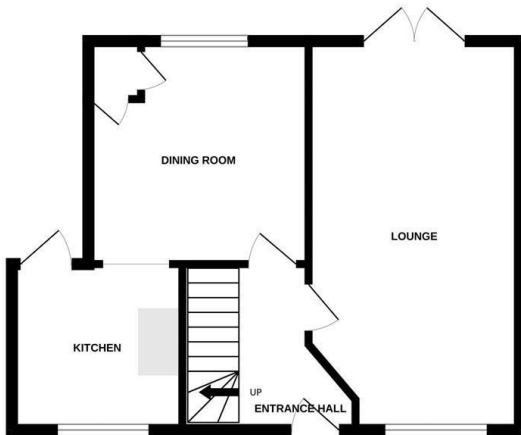
38 Tuckswood Lane | | Norwich | NR4 6BE

£210,000

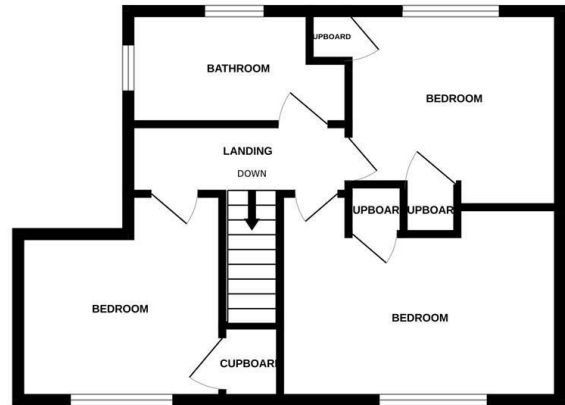
****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-proportioned, three bedroom end-terrace house, occupying a generous corner plot within a quiet cul-de-sac to the south of Norwich and offered with the significant advantage of no onward chain. Offering comfortable accommodation alongside exciting potential for a new owner to put their own stamp on the property, the ground floor comprises a welcoming entrance hall, spacious lounge, separate dining room and kitchen. Upstairs, there are three good-sized bedrooms and a bathroom off landing, providing a practical layout for everyday living. Outside is where the property really stands out, with a good-sized front garden and substantial gardens extending to the rear and side, creating an excellent amount of outdoor space and offering fantastic potential to extend the existing accommodation, subject to the necessary planning permissions. Further benefits include double glazing and gas heating. With its sizeable corner plot, quiet cul-de-sac position, scope for further development and chain-free sale, this appealing home represents an excellent opportunity for first-time buyers, so be quick to book a viewing.



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

Ideally positioned in a quiet cul-de-sac in the popular south of Norwich, the property offers excellent access to a wide range of local amenities. Norwich city centre is approximately a 25-minute walk away, while City College Norwich is within around a 15-minute walk. Hall Road Retail Parks, including the new IKEA Norwich, is also approximately a 6-minute walk away, providing particularly convenient access to shopping and everyday amenities. The property also benefits from good access to local schools, supermarkets, shops, pubs and restaurants, with Norwich Bus Station, Chapelfield Gardens, the University of East Anglia, Norfolk and Norwich University Hospital and the A47 southern bypass all readily accessible.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge 18'9" x 10'4"

Double glazed window, French doors, radiator.

Dining Room 10'9" x 9'3"

Double glazed window, radiator, cupboard.

Kitchen 8'7" x 8'5"

Fitted wall and base units worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, radiator, door to rear.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'5" x 8'2"

Double glazed window, radiator, cupboard.

Bedroom Two 10'1" x 9'1"

Double glazed window, radiator, cupboard.

Bedroom Three 10'2" x 8'5"

Double glazed window, radiator, cupboard.

Bathroom 8'10" x 5'6"

Corner bath with shower over, low level WC, hand wash basin, radiator, two frosted double glazed windows.

Outside Front

Paved garden with mature plants and shrubs with path to front door.

Outside Rear

Lawned garden to the rear and side, patio area, mature shrubs and trees, brick built storage shed, enclosed by timber fencing with side gate access.

Local Authority

Norwich City Council, Tax Band B.

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		85
(69-80) C		
(55-68) D	66	
(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 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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