

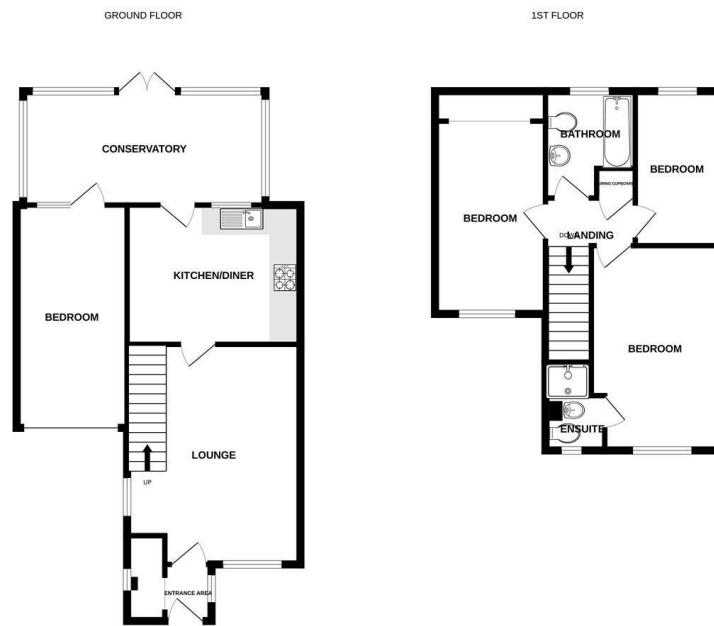


**110 Baxter Court | | Norwich | NR3 2ST**

**£280,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this well-presented four-bedroom detached home, tucked away within a quiet cul-de-sac in the ever-popular NR3 area of Norwich. Offering flexible and spacious accommodation across two floors, this attractive property is perfectly suited to modern family living. The ground floor comprises an entrance porch, a comfortable lounge, a generous kitchen/dining room ideal for entertaining, a bright conservatory and a versatile fourth bedroom that has its own entrance door through the conservatory at the rear created from a garage conversion. Upstairs, there are three further bedrooms and a family bathroom accessed from the landing, with the principal bedroom benefiting from its own en-suite shower room. Externally, the property offers off-road parking to the front, while the enclosed rear garden has been designed for low-maintenance enjoyment, providing an ideal space to relax and unwind. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. Located within easy reach of Norwich city centre, local amenities, schools and transport links, this fantastic home represents an excellent opportunity for families and growing households alike, with early viewing highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, windows, doors 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 inspected nor guaranteed, as to their operation or efficiency can be given. Made with Metropac (C200) for green.

### Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road, Norwich international Airport and NDR.

### Accommodation Comprises

Front door to:

#### Entrance Porch

With cloakroom/storage area with plumbing to reinstate toilet/sink, door to:

#### Lounge 16'0" x 12'7"

Two double glazed windows, two radiators, stairs to first floor.

#### Kitchen/Diner 12'7" x 10'1"

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, door to rear.

#### Conservatory 18'3" x 8'3"

Double glazed construction with doors to garden.

#### Bedroom Four 15'11" x 8'5"

Radiator, double glazed window.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 15'0" x 9'3"

Double glazed window, radiator.

#### En-Suite 6'5" x 4'1"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Bedroom Two 16'3" x 8'6"

Double glazed window, radiator, built in wardrobe.

#### Bedroom Three 11'2" x 5'8"

Double glazed window, radiator.

### Bathroom 7'7" x 6'5"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside Front

Shingled driveway providing off road parking.

### Outside Rear

Paved and lawned garden with raised shingled borders, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band C.

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Norwich City Council, Tax Band C

### 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.

<https://www.gilsonbailey.co.uk>  
01603764444