



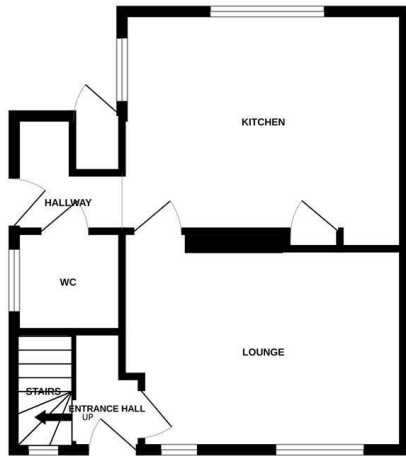
52 Lakenfields | | Norwich | NR1 2HA

£280,000

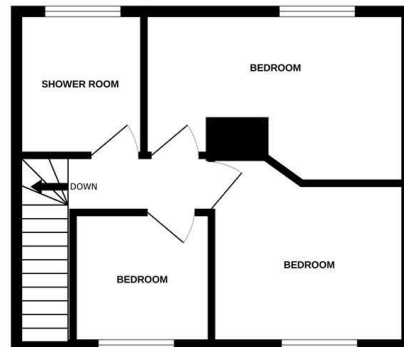
****EXTENDED SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this extended three-bedroom semi-detached house, ideally situated to the south of Norwich within easy walking distance of the City Centre. Offering spacious and well-appointed accommodation throughout, this fantastic home comprises an entrance hall, comfortable lounge, extended kitchen and a convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms and a modern shower room accessed from the landing. Externally, the property benefits from a driveway providing off-road parking, while to the rear is a large, mature garden offering a wonderful space for outdoor entertaining, relaxing or family enjoyment. There is also the added advantage of access to an en-bloc garage. Further benefits include double glazing, gas-fired central heating and the convenience of being offered with no onward chain. Combining generous living space with an excellent location close to the City Centre, this superb home is perfectly suited to first-time buyers, growing families and anyone seeking a well-connected property, making early viewing 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. The 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 is to their operability or efficiency can be given.
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Location

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 15'0" x 11'8"

Two double glazed windows, radiator.

Kitchen 14'11" x 14'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, two double glazed windows, radiator.

WC 5'5" x 4'10"

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

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 14'0" x 8'10"

Double glazed window, radiator.

Bedroom Two 10'5" x 10'0"

Double glazed window, radiator.

Bedroom Three 7'2" x 7'0"

Double glazed window, radiator.

Shower Room 7'5" x 6'8"

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

Outside Front

Driveway providing off road parking.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, brick built workshop, mature plants and shrubs, enclosed by fencing and walling, access to an en-bloc garage.

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		
(69-80) C	69	76
(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 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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