

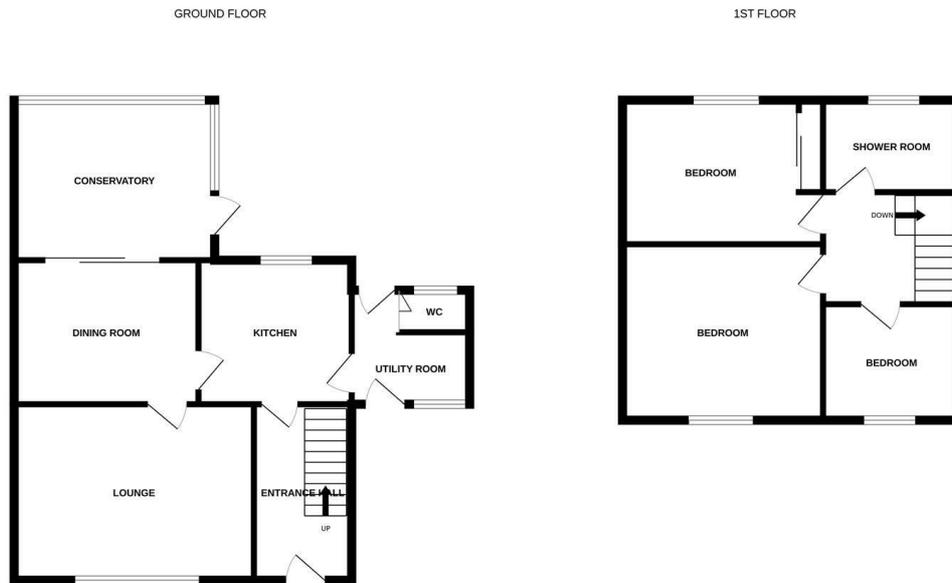


6 Paine Road | | Norwich | NR7 9UN

**Offers In Excess Of £250,000**

**\*\*EXTENDED SEMI DETACHED HOUSE WITH TWO GARAGES\*\*** Gilson Bailey are delighted to present this spacious, extended, three-bedroom semi-detached home, ideally positioned on the highly sought-after Heartsease estate. Offering generous and well-appointed accommodation throughout, the property comprises an entrance hall, comfortable lounge, separate dining room, modern kitchen, conservatory, utility room and WC to the ground floor. Upstairs, there are three well-proportioned bedrooms and a contemporary shower room off the landing. Externally, the home benefits from a driveway providing off-road parking, side access to two garages and a large enclosed rear garden – perfect for families and entertaining alike. With double glazing and gas central heating, this superb property would make an excellent first-time purchase or family home, and early viewing is highly recommended.





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 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

Door to kitchen and stairs to first floor.

### Lounge 15'5" x 11'5"

Double glazed window, radiator.

### Dining Room 11'10" x 9'4"

Sliding patio doors, radiator.

### Kitchen 9'10" x 9'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, double glazed window.

### Conservatory 12'9" x 10'4"

Double glazed construction with door to garden.

### Utility Room 7'6" x 7'3"

Space for washing machine and tumble dryer, doors to front and rear.

### WC

Low level WC, frosted double glazed window.

### First Floor Landing

Doors to three bedrooms and shower room.

### Bedroom One 12'9" x 11'5"

Double glazed window, radiator.

### Bedroom Two 12'9" x 9'4"

Double glazed window, radiator.

### Bedroom Three 10'0" x 7'5"

Double glazed window, radiator.

### Shower Room 9'0" x 6'3"

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

### Outside Front

Mature garden and driveway providing off road parking and access to two garages.

### Outside Rear

Large patio area, lawned garden, 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.


**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>		
(55-68) <b>D</b>	<b>64</b>	<b>72</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	

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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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