



104 Bush Road | | Norwich | NR6 6UD

Offers In Excess Of £325,000

EXTENDED SEMI DETACHED HOUSE WITH A CONVERTED GARAGE OFFERING MULTIPLE USES** Gilson Bailey are delighted to offer this beautifully extended and immaculately presented three-bedroom semi-detached home, situated in the highly sought-after suburb of Hellesdon. Offering an exceptional blend of style, space and practicality, this stunning property is perfect for modern family living, boasting a welcoming entrance hall, a spacious open-plan lounge/dining room ideal for both relaxing and entertaining, a contemporary fitted kitchen, utility room and convenient ground floor WC. Upstairs, three well-proportioned bedrooms are complemented by a stylish family bathroom, all finished to an excellent standard throughout. Outside, the property continues to impress with a generous driveway providing ample off-road parking, a versatile converted garage suitable for a variety of uses including a home office, gym or hobby room, and a substantial, beautifully maintained rear garden that provides the perfect backdrop for outdoor entertaining and family enjoyment. Benefiting from double glazing, gas central heating and a turnkey finish throughout, this outstanding home presents a fantastic opportunity for buyers seeking a property ready to move straight into, with early viewing 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

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, WC and stairs to first floor.

Lounge/Diner 24'6" x 11'3"

Double glazed window, two radiators, electric fireplace.

Kitchen 14'6" x 7'1"

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

Utility Room 6'9" x 6'9"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, double glazed window, boiler.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'2" x 11'5"

Double glazed window, radiator.

Bedroom Two 12'11" x 11'3"

Double glazed window, radiator.

Bedroom Three 7'8" x 6'9"

Double glazed window, radiator.

Bathroom

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

Outside Front

Large driveway providing ample off road parking.

Annexe 19'3" x 11'3"

Outside Rear

Two patio seating areas, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

Local Authority

Broadland District 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District 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.