



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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8 Cotman Road | | Norwich | NR1 4AF

£540,000

****STUNNING DETACHED HOUSE IN AN ELAVATED POSTION ON A RARELY AVAILABLE ROAD IN THORPE HAMLET**** Gilson Bailey are delighted to offer this beautiful three-bedroom detached home occupying a lovely elevated position on a highly requested and rarely available road within the sought-after area of Thorpe Hamlet. Full of character and charm, the property offers spacious and versatile accommodation throughout, comprising a welcoming entrance hall, impressive double bay-fronted lounge, separate family room, generous kitchen/diner, utility room and ground floor WC. Upstairs, there are three well-proportioned bedrooms accessed from the landing, with two benefiting from their own en-suite facilities, adding both comfort and convenience. Externally, the home enjoys a large driveway providing ample off-road parking leading to a single garage, alongside a mature front garden and a beautifully maintained private rear garden perfect for relaxing and entertaining. Further benefits include double glazing, gas central heating and the added advantage of no onward chain, making this a wonderful opportunity to acquire a charming family home in one of Norwich's most desirable locations.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge 16'11" x 10'11"

Three double glazed windows, radiator, cast iron fireplace.

Kitchen/Diner 20'7" x 10'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, two double glazed windows, wood stove, two radiators, door to rear.

Family Room 11'10" x 9'3"

Double glazed window, radiator.

Utility Room 6'0" x 5'6"

Space for washing machine, sink and drainer, boiler.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms.

Bedroom One 16'6" x 10'7"

Two double glazed windows, radiator, built in storage.

En-Suite 9'3" x 8'6"

Shower cubicle, low level WC, hand wash basin, radiator, Velux window.

Bedroom Two 16'11" x 9'11"

Two double glazed windows, radiator.

En-Suite 9'0" x 5'4"

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

Bedroom Three 9'3" x 8'0"

Velux window, radiator.

Outside Front

Large driveway providing ample off road parking leading to a single garage, lawned garden with mature plants, shrubs and hedging.



Outside Rear

Tiered garden with patio area, mature plants and shrubs, enclosed by timber fencing with side gate access.

Local Authority

Norwich City Council, Tax Band E.

Tenure

Freehold

Utilities

Cable broadband available.
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.

