



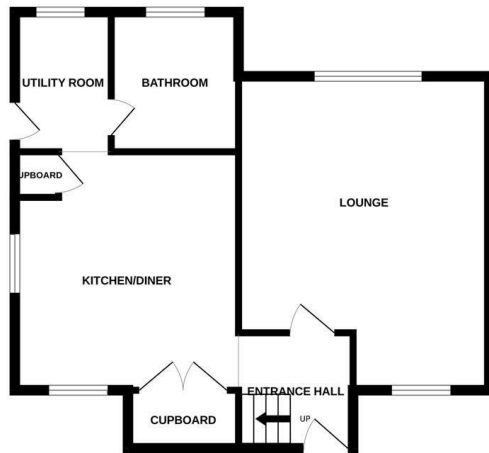
7 Cavell Road | | Norwich | NR1 2LL

£270,000

****FULLY MODERNISED EXTENDED SEMI DETACHED HOUSE**** Gilson Bailey are delighted to offer this stunning, fully modernised and extended, three bedroom, semi detached house, ideally situated to the south of Norwich. Beautifully presented and thoughtfully improved throughout, this impressive home offers spacious and stylish accommodation comprising a welcoming entrance hall, generous lounge, superb modern kitchen/diner perfect for family living and entertaining, useful utility room and a stylish bathroom to the ground floor. On the first floor there are three well-proportioned bedrooms and a contemporary shower room off landing. Outside, the property benefits from a driveway providing off road parking, while to the rear is a large, beautifully maintained tiered garden, providing fantastic spaces for relaxing, entertaining and enjoying the warmer months. Further benefits include double glazing, gas heating and excellent condition throughout, allowing the new owners to move straight in and enjoy. Combining modern finishes, generous living space and an impressive garden, this fantastic property would make an ideal first time purchase or family home, so be quick to book a viewing.



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. 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

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

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

Lounge 22'11" x 12'11"

Two double glazed window, radiator.

Kitchen/Diner 13'5" x 12'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher and microwave, space for fridge/freezer, two double glazed windows, large cupboard, radiator.

Utility Room 8'0" x 5'4"

Space for washing machine and tumble dryer, double glazed window, door to side, boiler.

Bathroom

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

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 13'5" x 10'0"

Two double glazed windows, radiator.

Bedroom Two 10'7" x 9'3"

Double glazed window, radiator.

Bedroom Three 10'7" x 6'3"

Double glazed window, radiator.

Shower Room

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

Outside Front

Driveway providing off road parking.

Outside Rear

Tiered garden with lawn, shingled and patio areas, timber shed, enclosed by timber fencing.

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		86
(69-80) C		
(55-68) D	65	
(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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