



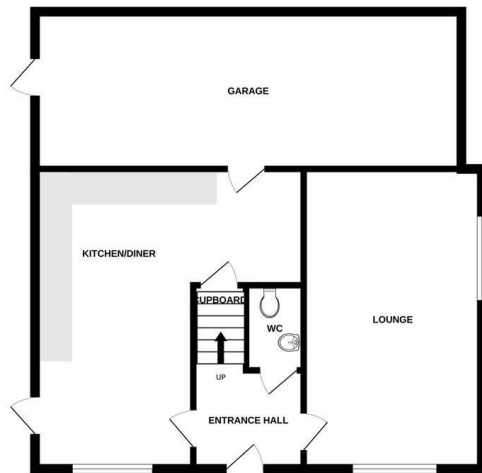
64 Vanguard Chase | Costessey | Norwich | NR5 0UH

£375,000

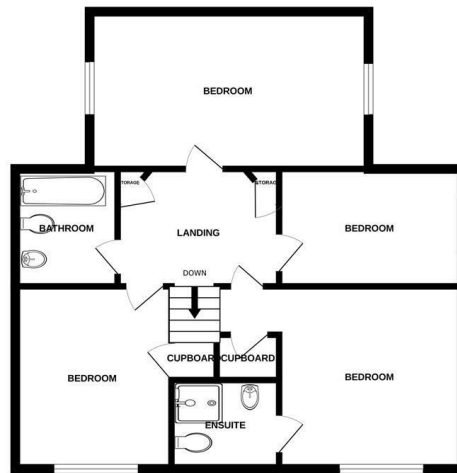
**** DETACHED FAMILY HOME ON A CORNER PLOT IN COSTESSEY **** Gilson Bailey are delighted to offer this well presented and modern four-bedroom detached home is located in the highly sought-after Hampdens Estate in Costessey. The property features a mature rear garden, private driveway, and a spacious 26' garage. The accommodation includes a welcoming entrance hall, a generous 18' lounge, a stylish 18' open-plan kitchen/dining room, and a ground floor cloakroom. Upstairs, there are four well-proportioned bedrooms off the first-floor landing, including a principal bedroom with its own en-suite shower room, along with a family bathroom. The home benefits from gas central heating, double glazing throughout, and is in excellent decorative order. Ideal for families, this property offers both comfort and convenience, and early viewing is 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. 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

Vanguard Chase is situated west of the historic Cathedral City centre of Norwich in this sought after development. You are within reasonable access to local schooling, Longwater Retail Park, which includes a supermarket and there are also good public transport links in and out of the City centre plus easy access out onto the Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Hall

With stairs to first floor. Doors to cloakroom, kitchen/diner and lounge. Radiator, tiled flooring.

Cloakroom

Low level WC, hand wash basin, tiled floor, radiator.

Lounge 10'9" x 18'3"

Two radiators, double glazed sash windows to front and side aspects, gas fire with decorative surround.

Kitchen/Diner 18'3" x 16'10" into recess

Range of wall and base units, stainless steel sink and drainer, stainless steel fitted oven and hob. Spaces for dishwasher and freestanding fridge/freezer. Tiling, tiled floor, double glazed window to front, double glazed door to side, under stairs storage cupboard, spaces for washing machine and tumble dryer, door to garage.

First Floor Landing

With doors to all bedrooms, bathroom, airing cupboard and storage cupboard.

Bedroom One 11'1" plus recess x 11'0"

Double glazed sash window to front, radiator. Door to:

En-Suite Shower Room

Three piece suite comprising: low level w.c., pedestal hand wash basin, double tiled shower cubicle, radiator, double glazed sash window to front.

Bedroom Two 11'0" x 9'9"

Double glazed window to front, radiator. Door to over stairs storage cupboard.

Bedroom Three 16'11" into dormer x 9'4"

Double glazed windows to dual aspect, two radiators, loft hatch.

Bedroom Four 11'1" x 6'11"

Double glazed sash window to side, radiator.

Bathroom

Three piece suite comprising: low level WC, pedestal hand wash basin, panelled bath with mixer shower over, glazed shower screen, frosted double glazed window, tiling, radiator.

Front Garden

Lawned front garden enclosed by high level hedging leading to:

26ft Garage

Rear Garden

Patio extending to lawned garden with shrubs and plants, enclosed by timber panel fencing, shed.

Local Authority

South Norfolk District Council - Tax Band D

Tenure

Freehold

Utilities

Ultrafast Broadband Available.
Mains, Gas, Electric and Water

Agents Note


Please note that there is an estate fee of £275pa

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	77	81
(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

South Norfolk District Council - Tax Band D

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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