







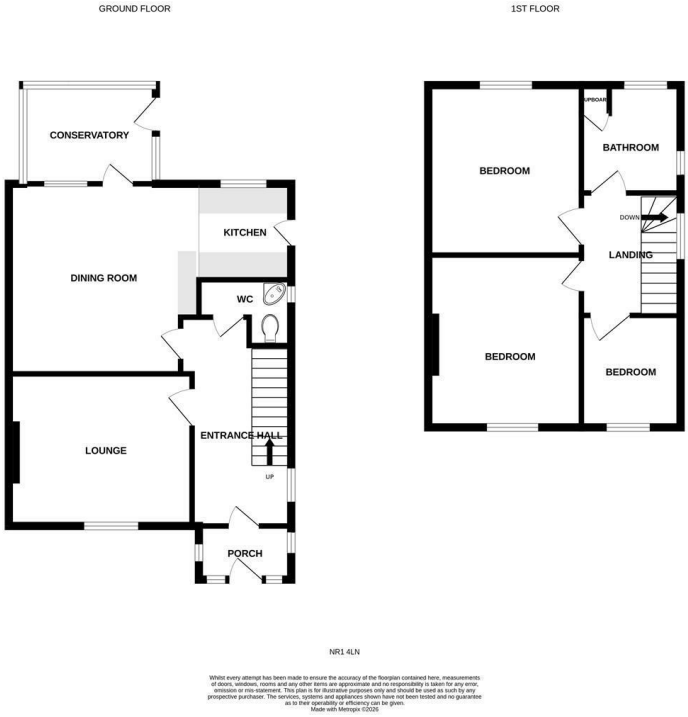
14 Knox Close I I Norwich I NR1 4LN

Guide Price £260,000

GUIDE PRICE £260,000 - £270,000 SEMI DETACHED HOUSE WITH A LARGE GARDEN IN A QUIET CUL-DE-SAC Gilson Bailey are delighted to offer this three bedroom semi-detached house, pleasantly positioned within a quiet cul-de-sac to the east of Norwich and offered in excellent condition throughout. Providing spacious and well-balanced accommodation, this attractive home represents a fantastic opportunity for first-time buyers looking for a property ready to move straight into and enjoy. The ground floor comprises a welcoming entrance porch and hallway leading into a comfortable and inviting lounge, separate dining room offering an excellent space for family meals and entertaining, fitted kitchen, bright conservatory providing additional living space overlooking the rear garden, and a convenient WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing, creating a practical and comfortable layout for everyday living. Outside, the property benefits from a driveway providing off-road parking, while to the rear is a large lawned garden, offering a fantastic amount of space for entertaining, gardening, family enjoyment or simply relaxing during the warmer months. Further benefits include double glazing and gas heating. Combining excellent presentation, generous accommodation, private parking, a substantial rear garden and a desirable cul-de-sac setting, this appealing property would make a fantastic first-time purchase, so be quick to book a viewing.

gilsonbailey

gilsonbailey
Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



Location
Knox Close is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the city centre. There is also good access to Broadland Business Park, Norwich Ring Road, NDR and Norwich train station.

Accommodation Comprises
Front door to:

Entrance Porch
Door to:

Hallway
Doors to lounge, dining room, WC and stairs to first floor.

Lounge 13'2" x 10'11"
Double glazed window, radiator.

Dining Room 13'7" x 13'1"
Door to rear, radiator.

Kitchen 6'10" x 6'7"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, door to side.

Conservatory 9'1" x 7'1"
Double glazed construction with door to garden.

WC 6'7" x 5'0"
Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 12'2" x 11'6"
Double glazed window, radiator, cast iron fireplace.

Bedroom Two 11'11" x 11'7"
Double glazed window, radiator.

Bedroom Three 8'9" x 8'1"
Double glazed window, radiator.

Bathroom 9'6" x 7'11"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, two frosted double glazed windows, cupboard.

Outside Front
Driveway providing off road parking.

Outside Rear
Patio area, large lawned garden, timber shed, enclosed by timber fencing.

Local Authority
Norwich City Council, Tax Band A.

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.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

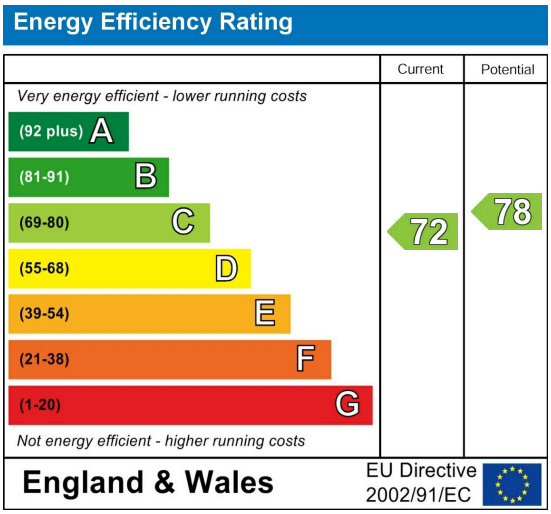












Local Authority

Norwich City Council, Tax Band A

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.