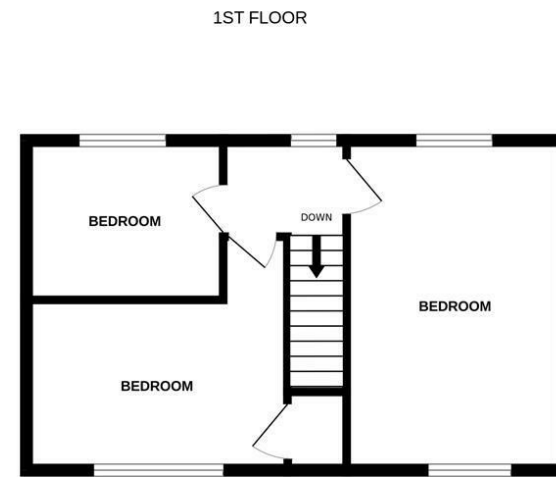
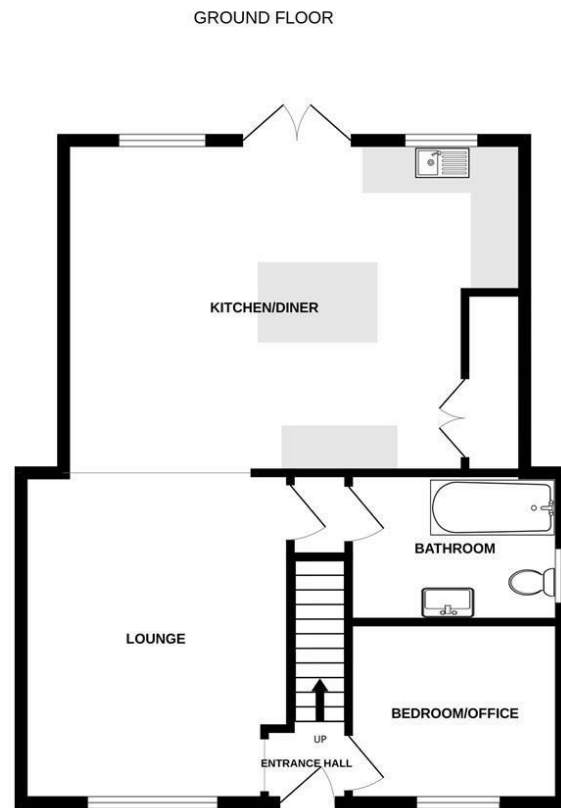




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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5 Brasier Road | | Norwich | NR3 2QU

£290,000

****FULLY MODERNISED HOUSE WITH A STUNNING EXTENSION**** Gilson Bailey are delighted to offer this stunning, extended and extensively modernised, 3/4 bedroom end-terrace house, ideally positioned within the sought-after NR3 area of Norwich and finished to an exceptionally high standard throughout. Offering stylish and versatile accommodation, the ground floor comprises an entrance hall, comfortable lounge and a superb extended open-plan kitchen/diner, creating a fantastic heart to the home with plenty of space for cooking, dining and entertaining. Also on the ground floor is a modern bathroom and versatile bedroom/office, ideal for guests, home working or additional living space. Upstairs, there are three well-proportioned bedrooms off landing. Outside, the property benefits from the considerable advantage of a driveway providing off-road parking, while to the rear is a large garden featuring a private Indian Sandstone patio area, perfect for alfresco dining, entertaining and relaxing during the warmer months. Further benefits include double glazing, newly installed gas central heating and solar panels, while the property has been thoughtfully modernised and extended to a very high standard. Combining impressive open-plan living, flexible accommodation, excellent presentation and generous outside space, this superb NR3 home would make a fantastic first-time purchase or family home, so be quick to book a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(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	

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, bedroom/office and stairs to first floor.

Lounge 14'11" x 12'3"

Double glazed window, radiator.

Kitchen 21'1" x 15'1"

Fitted wall and base units with granite worktops over, centre island, sink and drainer with hot water tap, fitted induction hob and double oven, integrated dishwasher, space for fridge/freezer, utility cupboard, two double glazed windows, radiator, patio doors.

Bathroom 9'8" x 6'0"

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

Bedroom/Office 9'8" x 8'3"

Double glazed window, radiator.

First Floor Landing

Doors to three bedrooms.

Bedroom One 15'1" x 10'0"

Two double glazed windows, radiator.

Bedroom Two 12'5" x 11'5"

Double glazed window, radiator, cupboard.

Bedroom Three 9'5" x 6'10"

Double glazed window, radiator.

Outside Front

Driveway providing ample off road parking, EV charger.

Outside Rear

Indian Sandstone patio area, large lawned garden, timber shed, enclosed by timber fencing with side gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold



Utilities

Cable broadband.
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.

