



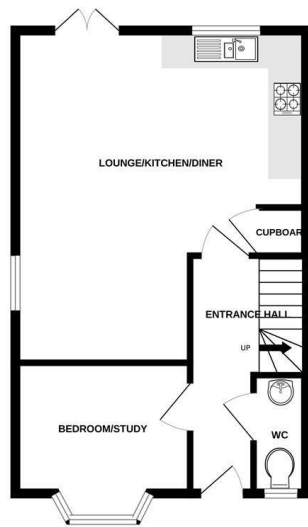
8 Thacker Way | | Norwich | NR5 9PS

Guide Price £315,000

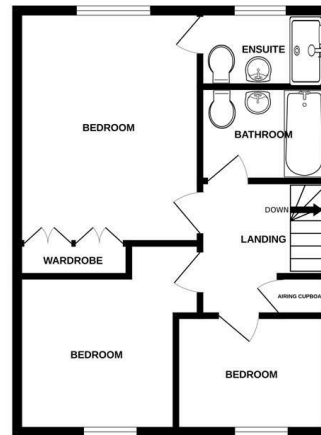
**** GUIDE PRICE £315,000 - £325,000 MUST VIEW BEAUTIFUL MODERN HOME OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are proud to present this stunning, fully modernised 3/4 bedroom detached home, perfectly positioned to the west of Norwich with excellent access to the University of East Anglia and the Norfolk and Norwich University Hospital. Beautifully upgraded by the current owner, the property offers a striking open-plan lounge/kitchen/diner designed for modern living and entertaining, alongside a versatile study/fourth bedroom and ground floor WC. Upstairs, three well-proportioned bedrooms lead off the landing, including a superb principal bedroom with stylish en-suite, complemented by a sleek contemporary family bathroom. Outside, a generous driveway provides ample off-road parking and leads to a single garage, while the enclosed rear garden offers the perfect private space to relax or entertain. Benefiting from double glazing, gas central heating and offered with no onward chain, this impressive home is ideal for families or investors alike – early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix iC526

Location

Thacker Way is situated close by to the University of East Anglia Norfolk and Norwich University Hospital along with other amenities that includes schooling, popular local shops, pubs, restaurants and supermarkets with great public transport links to and from the City centre. There is ease of access to the A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge/Kitchen/Diner 20'9" x 17'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated washing machine, cupboard space for fridge/freezer, two double glazed windows, patio doors, two radiators.

Study/Bedroom 10'4" x 8'5"

Double glazed window, radiator.

WC 7'1" x 3'2"

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'3" x 10'3"

Double glazed window, radiator, built in wardrobes.

En-Suite 6'8" x 4'8"

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

Bedroom Two 13'6" x 10'3"

Double glazed window, radiator.

Bedroom Three 9'8" x 7'2"

Double glazed window, radiator.

Bathroom 6'9" x 5'7"

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

Outside Front

Large driveway providing ample off road parking leading to:

Garage 17'9" x 9'6"

Outside Rear

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

Local Authority

Norwich City Council, Tax Band C.

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	73	
(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

Norwich City Council, Tax Band C

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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