



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



17 Adelaide Street | | Norwich | NR2 4JL

Offers In Excess Of £280,000

****A MUST SEE BEAUTIFULLY RENOVATED END TERRACE HOUSE**** Gilson Bailey are thrilled to present this exceptional, fully renovated three-bedroom end-terrace home, tucked away in a peaceful cul-de-sac just a short stroll from the vibrant heart of Norwich. Beautifully redesigned to an impeccable standard, this stylish residence offers a seamless flow from the elegant lounge to the dining area and contemporary kitchen, creating the perfect setting for both relaxed living and effortless entertaining, while a chic modern bathroom completes the ground floor. Upstairs provides two generous bedrooms off landing with a versatile third room accessed via bedroom two, ideal as a nursery, dressing room or home office. Outside, a low-maintenance frontage and a private, non-bisected paved garden with gated access to residents' parking add further appeal. Boasting new double glazing and gas central heating throughout, this turnkey home is ready to move straight into and will undoubtedly capture the hearts of a wide range of buyers – early viewing is essential.



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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Location

Adelaide Street is situated close by to many local amenities including schooling, popular pubs, shops, restaurants and supermarkets and has great public transport links to and from the city centre. There is also good access to the University of East Anglia, Norfolk & Norwich University Hospital and Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge 12'7" x 11'0"

Double glazed window, radiator, fireplace, herringbone flooring.

Dining Room 11'0" x 10'2"

Radiator, herringbone flooring, storage cupboards, stairs to first floor.

Kitchen 10'1" x 8'1"

Quality fitted wall and base units with quartz worktops and centre island, sink with mixer tap, fitted induction hob and oven, integrated fridge/freezer, washing machine and dishwasher, herringbone flooring, skylight, door to garden.

Bathroom 9'2" x 5'0"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 12'7" x 11'0"

Double glazed window, radiator.

Bedroom Two 10'5" x 8'3"

Double glazed window, radiator.

Bedroom Three 8'4" x 5'10"

Double glazed window, radiator.

Outside Front

Shingled garden enclosed by walling with path to front door.

Outside Rear

Non-bisected paved garden, mature plant and shrub borders, enclosed by timber fencing with rear gate access leading to residents car park on a first come first serve basis.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.

