



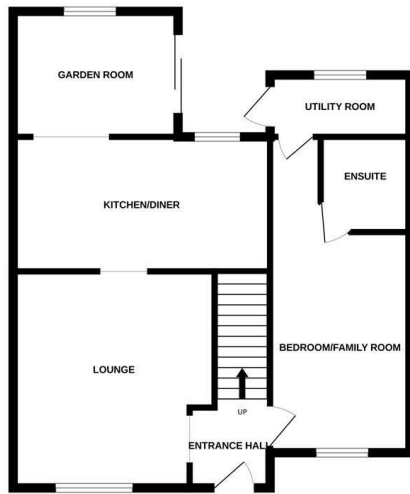
6 White Gates | | Norwich | NR5 0PN

£300,000

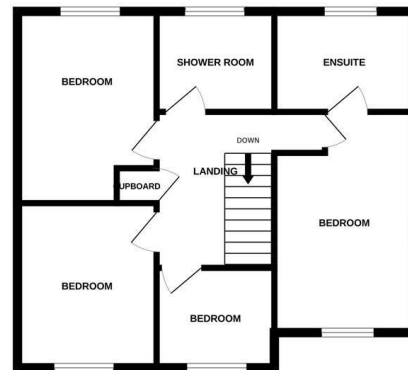
GUIDE PRICE: £300,000 - £325,000 ****LARGE EXTENDED HOUSE OFFERING ANNEXE POTENTIAL**** Gilson Bailey are delighted to offer this beautifully presented and extended 4/5 bedroom semi-detached home, ideally located in the highly sought-after suburb of Costessey. Offering generous and flexible accommodation throughout, the property comprises an entrance hall, comfortable lounge, spacious kitchen/diner, garden room, utility room and a versatile bedroom/family room with en-suite shower room to the ground floor. Upstairs, there are four well-proportioned bedrooms and a modern shower room off the landing, with the principal bedroom benefiting from its own en-suite bathroom. Outside, a front driveway provides off-road parking, while the low-maintenance, enclosed rear garden offers a perfect space for relaxing or entertaining. With double glazing, gas central heating and presented in excellent condition throughout, this superb home is perfectly suited to modern family living 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

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, bedroom/family room and stairs to first floor.

Lounge 13'11" x 13'0"

Double glazed window, radiator.

Kitchen/Diner 16'4" x 8'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and dishwasher, double glazed window, radiator.

Garden Room 10'5" x 7'10"

Sliding patio doors, double glazed window, radiator.

Utility Room 8'9" x 3'10"

Space for washing machine and tumble dryer, double glazed window, door to garden.

Bedroom/Family Room 12'11" x 8'9"

Double glazed window, radiator.

En-Suite

Walk-in shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to four bedrooms and shower room.

Bedroom One 10'11" x 8'11"

Double glazed window, radiator, built in wardrobes.

En-Suite

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

Bedroom Two 11'8" x 8'5"

Double glazed window, radiator.

Bedroom Three 10'0" x 9'6"

Double glazed window, radiator.

Bedroom Four 7'6" x 7'6"

Double glazed window, radiator.

Shower Room

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

Outside Front

Driveway providing off road parking.

Outside Rear

Tiered garden with patio area and artificial grass, mature plant borders, shed, enclosed by timber fencing with side gate access.

Local Authority

South Norfolk District 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		
(69-80) C		82
(55-68) D	71	
(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 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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