



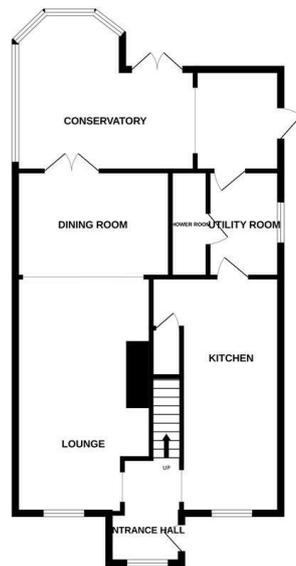
49 Marryat Road | | Norwich | NR7 9DF

**Guide Price £280,000**

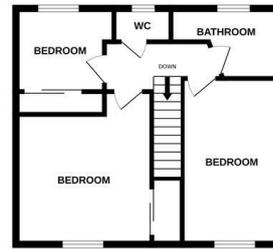
**\*\* GUIDE PRICE £280,000 - £290,000 HEAVILY EXTENDED SEMI DETACHED HOUSE \*\***  
Gilson Bailey are delighted to offer this well presented and thoughtfully extended three-bedroom semi-detached home, perfectly positioned on the edge of a highly sought-after estate, this stunning property offers stylish, spacious and versatile living ideal for modern family life. From the moment you step into the welcoming entrance hall, you'll appreciate the care and quality throughout, with a generous lounge flowing seamlessly into a dining area, a sleek contemporary kitchen, bright conservatory, practical utility room and chic ground floor shower room. Upstairs boasts three well-proportioned bedrooms, a family bathroom and WC, all finished to an excellent standard. Outside, the home continues to impress with ample off-road parking, a substantial side storage room and a delightful enclosed rear garden - perfect for entertaining, relaxing or watching children play. With double glazing, gas central heating and immaculate décor throughout, this exceptional home is ready to move straight into and would make a dream first purchase or wonderful family haven - early viewing is essential.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and other items are approximate and no responsibility is taken for any misinterpretation or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are those stated and no guarantee as to their operation or efficiency can be given. Made with Metropix 10/2018

### Location

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

#### Lounge 19'3" x 10'11"

Double glazed window, radiator.

#### Dining Room 12'7" x 8'9"

Patio doors, radiator.

#### Kitchen 19'3" x 11'4"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer, double glazed window, radiator.

#### Conservatory 21'6" x 12'11"

Double glazed windows, patio doors to garden, radiator.

#### Utility Room 8'8" x 5'11"

Space for washing machine and tumble dryer, frosted double glazed window, radiator, door to rear.

#### Shower Room 8'7" x 2'10"

Shower cubicle, low level WC, hand wash basin, heated towel rail.

#### First Floor Landing

Doors to three bedrooms, bathroom and WC.

#### Bedroom One 12'6" x 10'11"

Double glazed window, radiator, built in wardrobes.

#### Bedroom Two 13'6" x 8'3"

Two double glazed windows, radiator.

#### Bedroom Three 8'9" x 6'0"

Double glazed window, radiator, built in wardrobes.

#### Bathroom 9'6" x 5'5"

Panelled bath, shower cubicle, hand wash basin, heated towel rail, frosted double glazed window.

#### WC

Low level WC, frosted double glazed window.

#### Outside Front

Driveway providing off road parking, timber decking and access to a large storage room.

#### Outside Rear

Large paved garden with mature trees, enclosed by timber fencing.

#### Local Authority

Norwich City Council, Tax Band B.

#### Tenure

Freehold

#### Utilities

Fibre to the property.  
Mains gas, water and electric.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Norwich City Council, Tax Band B

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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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