

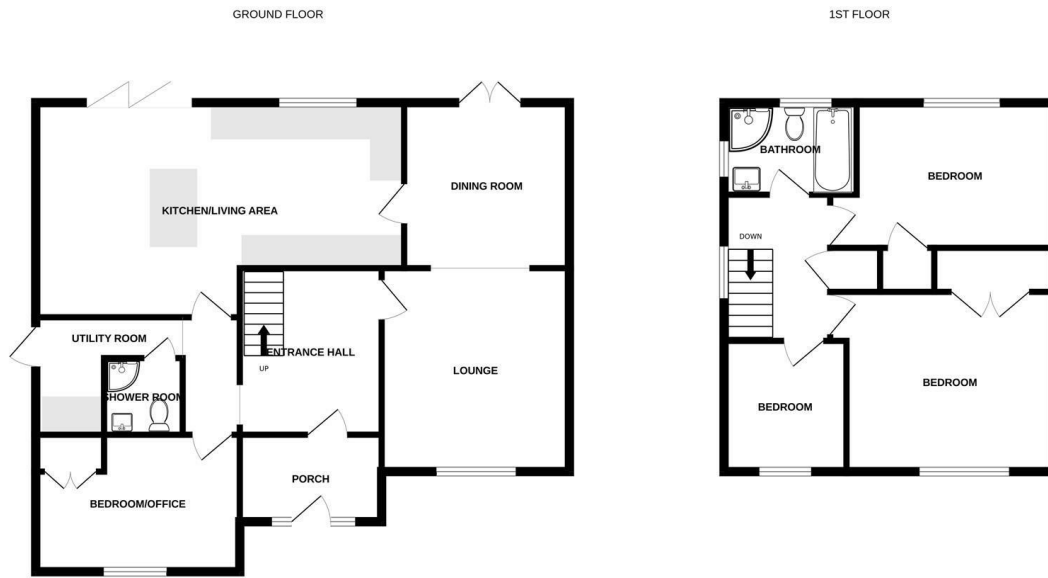


4 Rocelin Close | | Norwich | NR3 4DQ

Guide Price £425,000

****GUIDE PRICE £425,000 - £450,000 - SIMPLY INCREDIBLE EXTENDED FAMILY HOME TUCKED AWAY IN A QUIET CUL DE SAC LOCATION**** Gilson Bailey are delighted to offer this simply stunning, wow-factor three/four bedroom semi-detached family home, occupying a tucked-away corner plot position just off St Clements Hill in the ever-popular NR3 area of Norwich. Having been extensively renovated and beautifully finished by the current owners, this exceptional home is presented in immaculate condition throughout and perfectly combines stylish contemporary living with spacious and versatile accommodation. The ground floor comprises a welcoming entrance hall, versatile bedroom four/home office, modern shower room, useful utility area, comfortable lounge with an attractive feature woodburner, separate dining room and the real showpiece of the home, a stunning open-plan kitchen/living space featuring an exposed brick feature wall and bi-fold doors opening directly onto the rear garden, creating a fantastic setting for family life and entertaining. Upstairs are three well-proportioned bedrooms off landing and a stylish four-piece family bathroom. Outside, the property continues to impress with a large driveway providing ample off-road parking, single garage and a beautifully landscaped, private rear garden complete with artificial grass and a generous patio area, perfect for alfresco dining and entertaining. Further benefits include double glazing, gas central heating, attractive oak doors and underfloor heating to part of the ground floor. With the owners having already found their next property, this superb home is ready for its next chapter and an internal viewing is highly recommended to fully appreciate the space, finish and quality on offer, so be quick to book a viewing.





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

Rocelin Close is located in the popular NR3 area just off St Clements Hill, is ideally positioned for access to a wide range of local amenities and Norwich city centre. The property is within easy reach of a selection of independent cafés, local shops, popular pubs, supermarkets, and everyday conveniences, with the vibrant city centre just a short distance away offering extensive retail, dining, and leisure options. The area is well served by regular bus routes, easy access to the ring road, NDR and provides convenient access to Norwich railway station for commuting further afield. Nearby green spaces such as Waterloo Park and Sewell Park offer pleasant outdoor areas for walking and recreation, while a range of well regarded schools and nurseries are also within close proximity, making the location popular with both professionals and families alike.

Accommodation Comprises

Front door to:

Porch

Door to:

Entrance Hall

Doors to lounge and stairs to first floor.

Lounge 12'10" x 11'11"

Double glazed window, radiator, wood burner.

Dining Room 10'6" x 10'5"

Patio doors, radiator.

Kitchen/Living Area 23'5" x 13'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge, freezer and dishwasher, bi-fold patio doors, double glazed window, underfloor heating.

Bedroom/Office 12'11" x 8'9"

Double glazed window, underfloor heating, cupboard.

Shower Room 4'11" x 4'10"

Shower cubicle, low level WC, hand wash basin, underfloor heating.

Utility Room 7'1" x 4'4"

Space for washing machine and tumble dryer, door to side, underfloor heating.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'2" x 11'5"

Double glazed window, radiator, built in wardrobes,

Bedroom Two 14'2" x 9'2"

Double glazed window, radiator.

Bedroom Three 8'5" x 7'9"

Double glazed window, radiator.

Bathroom 8'5" x 5'10"

Shower cubicle, bath, low level WC, hand wash basin, two frosted double glazed windows.

Outside Front

Large shingled driveway providing off road parking, EV charger and a single garage.

Outside Rear

Patio seating area, artificial lawn, mature plants, shrubs and trees, enclosed by timber fencing.

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		
(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	

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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