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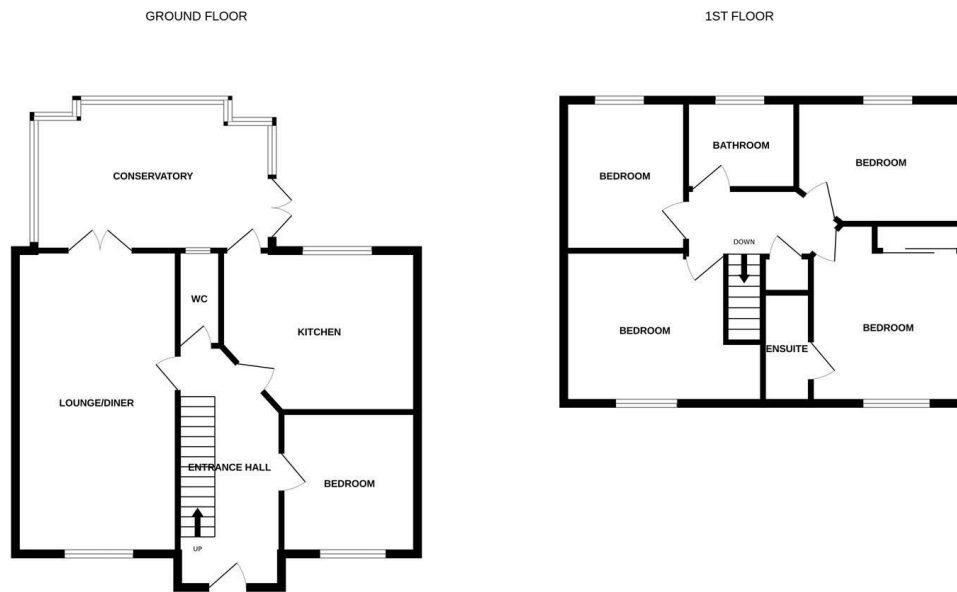


39 Sukey Way | Chapel Break | Norwich | NR5 9NZ

Offers In Excess Of £330,000

**** EXCELLENT INVESTMENT OPPORTUNITY CLOSE BY TO THE UNIVERSITY ****
Gilson Bailey are delighted to offer this LARGE, WELL PRESENTED, FIVE BEDROOM, DETACHED HOUSE situated on a CORNER PLOT to the west of Norwich within good access to the University and Hospital. Accommodation comprising entrance hall, lounge/diner, kitchen, bedroom, conservatory and WC to the ground floor. On the first floor there are four bedrooms and a bathroom off landing with bedroom one having an en-suite shower room. Outside there is a driveway providing off road parking leading to a single detached garage and a well maintained, rear garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a fantastic buy-to-let investment or family home so be quick to book a viewing.


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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. The 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

Sukey Way can be found close to many local amenities, Norwich Research Park, John Innes Institute, University of East Anglia (UEA), University Hospital and Earlham Park. You are one minute walk to the Norwich bus stop. No stops direct to the University Drive and the University Hospital. The Sukey Way cycle way to the main UEA entrance is exactly one mile. There is easy access to the A47 Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge/Diner 20'4" x 10'11"

Double glazed window, radiator, French doors.

Kitchen 13'3" x 10'10"

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

Bedroom (Potential additional lounge or study) 10'5" x 9'1"

Double glazed window, radiator.

Conservatory 16'0" x 10'1"

Double glazed construction with patio doors to garden.

WC

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

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom 13'5" x 10'10"

Double glazed window, radiator, built in wardrobe.

En-Suite 8'3" x 5'0"

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

Bedroom 12'7" x 10'4"

Double glazed window, radiator.

Bedroom 9'8" x 8'11"

Double glazed window, radiator.

Bedroom 11'5" x 6'7"

Double glazed window, radiator.

Bathroom 7'4" x 6'1"

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

Outside Front

Lawned garden and driveway providing off road parking leading to a single detached garage.

Outside Rear

Lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band D.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains water and electric.

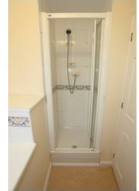
Disclaimer

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.



BEDROOM 1 – Double Room (En-Suite Shower)



BEDROOM 2 – Double Room



BEDROOM 3



BEDROOM 4



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	

70

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Local Authority

Norwich City Council, Tax Band D

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.