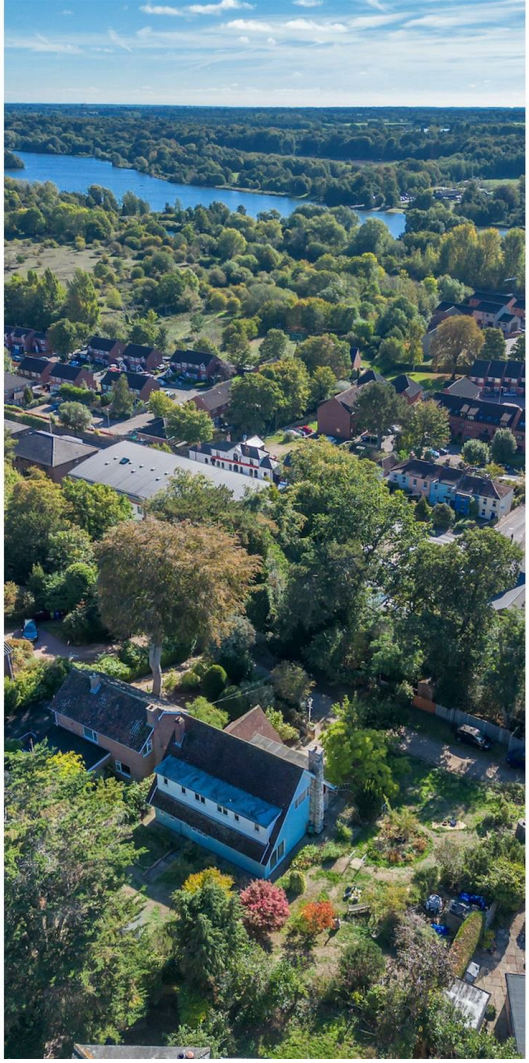












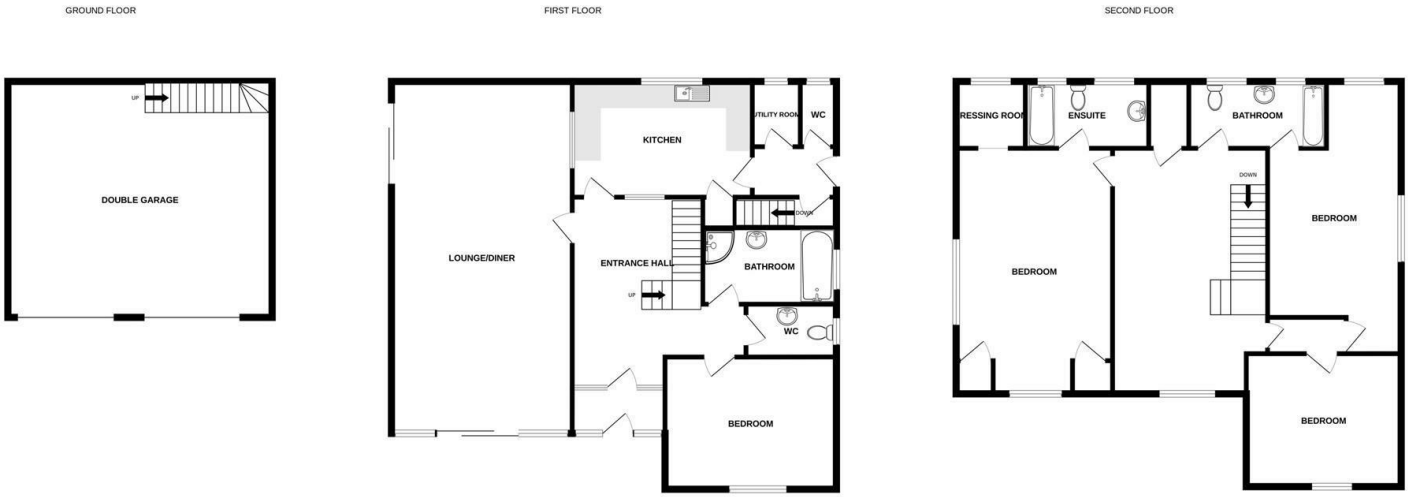
11 Ranson Road I I Norwich I NR1 4AJ

£695,000

RARELY AVAILABLE DETACHED HOUSE ON A ELEVATED PLOT WITH VIEWS TOWARDS WHITLINGHAM BROAD Gilson Bailey are delighted to offer this substantial and rarely available, four bedroom detached residence, occupying an impressive elevated plot in a highly sought-after location with stunning views across Whitlingham Broad. Offering an exceptional amount of versatile accommodation, beautiful established gardens and the added advantage of planning permission for a further two-storey detached dwelling within the garden plot, this unique property presents a fantastic opportunity for families and those seeking exciting development potential. Steps lead up to the front entrance, opening into a welcoming hallway with access to a generous lounge/diner enjoying wonderful views, fitted kitchen, bedroom, bathroom, two separate WCs and useful utility room. Upstairs, there are three further well-proportioned bedrooms and a family bathroom off landing, with bedroom one benefiting from its own en-suite bathroom. The ground floor provides internal access to a double garage, while outside, a driveway offers off-road parking and leads to the garage. The property is surrounded by beautifully established, elevated mature gardens, providing an abundance of outdoor space, privacy and an attractive setting from which to enjoy the surrounding views. Further benefits include double glazing, gas heating and no onward chain. Combining generous living accommodation, a substantial plot, breathtaking views towards Whitlingham Broad and the rare benefit of planning permission for an additional detached dwelling, this outstanding home offers a truly exciting opportunity in a desirable location, so be quick to book a viewing to fully appreciate the size, setting and potential on offer.

gilsonbailey

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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. 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
Ranson Road lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City Centre itself, riverside walks, Whitlingham Broads, Mousehold Heath and A47 Southern Bypass.

Accommodation Comprises
Access to the double garage and steps up front door to:

Entrance Hall
Doors to lounge/diner, kitchen, bedroom, bathroom, WC and stairs to second floor.

Lounge/Diner 29'0" x 12'9"

Kitchen 14'10" x 9'6"

Utility Room 5'4" x 3'11"

Bedroom Four 14'2" x 10'10"

Bathroom 11'0" x 6'3"

WC 7'4" x 4'4"

WC 5'4" x 2'11"

Second Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 20'2" x 12'9"

En-Suite 10'2" x 5'6"

Bedroom Two 23'10" x 11'0"

Bedroom Three 12'8" x 11'1"

Bathroom 11'4" x 5'6"

Outside
Driveway providing off road parking and large, elevated lanwed and mature gardens surrounding the property.

Double Garage 25'6" x 22'6"
With power, lighting and electric roller doors.

Local Authority
Norwich City Council, Tax Band E.

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.

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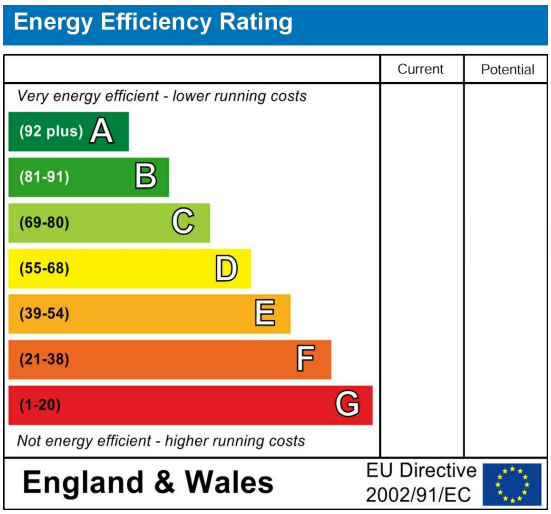












Local Authority

Norwich City Council, Tax Band E

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.