







1 Traverse Street I I Norwich I NR3 1EQ

Guide Price £320,000

**FULLY RENOVATED & EXTENDED THREE-BEDROOM SEMI-DETACHED HOME IN THE HEART OF NR3 **

Gilson Bailey are delighted to offer this beautifully renovated and extended three-bedroom semi-detached home, ideally situated in the heart of NR3 on a generous plot.

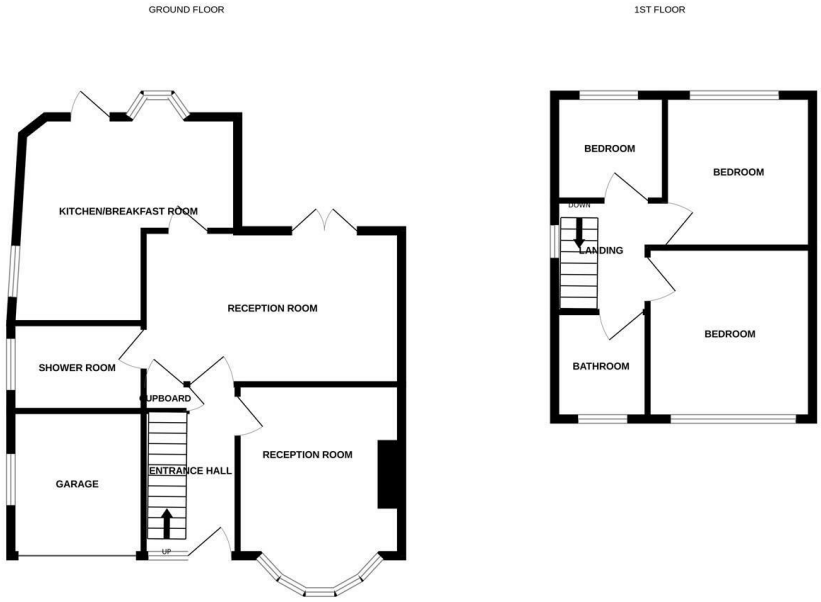
Finished to a high standard throughout by the current owner, the property offers spacious and versatile accommodation comprising an entrance hall, a bright and comfortable bay fronted reception room, and further lounge/ dining room with patio doors opening onto the rear garden, a stylish ground floor shower room, and a modern kitchen/breakfast room. The first floor provides three bedrooms and a contemporary family bathroom, accessed from the landing.

Outside, the property benefits from a driveway providing off-road parking, a part converted garage offering excellent storage space and housing the wall-mounted gas boiler, and a substantial rear garden that is mainly laid to lawn with a generous patio area, creating the perfect space for outdoor dining and entertaining.

This exceptional home would make an ideal purchase for families or those seeking a move-in ready property in one of Norwich's most sought-after locations. Early internal viewing is highly recommended.

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

Accommodation Comprises

Reception Room 12'11" x 10'6"
Double glazed window to front, radiator

Reception Room 16'5" x 10'0"
Patio door to garden, radiator, storage cupboard.

Shower Room
Frosted double glazed window, low level WC, vanity wash basin, walk in shower cubicle, heated towel rail.

Kitchen/Breakfast Room 13'11" max x 14'6"
Double glazed windows to rear and side, door to rear garden , radiator, fitted wall and base units with granite worktops. Built in cooker and microwave 5 ring hob with extractor over., double sink and drainer.

First Floor Landing
Doors to three bedrooms, bathroom and window to side, loft access

Bedroom Three 6'11" x 6'5"
Double glazed window to rear, radiator

Bedroom Two 10'0" x 8'0"
Double glazed window to rear, fitted wardrobes

Bedroom One 10'11" x 10'6"
Double glazed window to front, radiator, fitted cupboard

Outside
The Rear garden is fully enclosed and has a feature patio ideal for entertaining, the rest of the garden is mainly lawned with timber shed.

Garage 8'11" x 8'5"
Wall mounted boiler and window to side aspect.

Local Authority
Norwich City Council - Tax Band C

Tenure
Freehold

Utilities
Ultrafast Broadand available.
Mains gas, water, electricity and drainage.

Disclaimer

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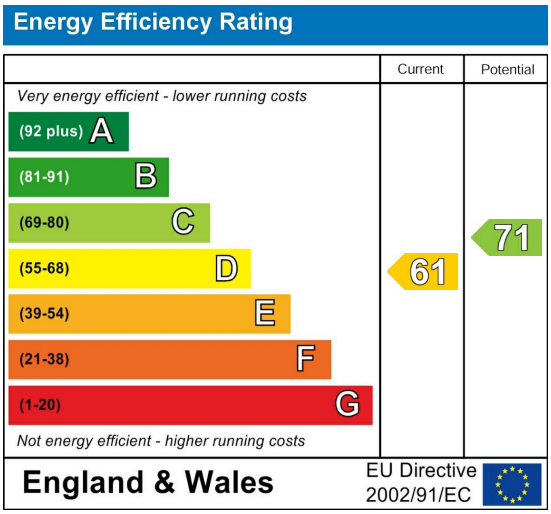












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.