



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 Brian Avenue | | Norwich | NR1 2PH

Guide Price £550,000

****GUIDE PRICE £550,000 - £575,000 STUNNING SEMI DETACHED HOUSE ON A SPACIOUS CORNER PLOT**** Gilson Bailey are delighted to offer this beautiful and extensively modernised four-bedroom semi-detached home occupying a generous corner plot on a highly sought-after road to the south of Norwich, only a short 0.8 mile walk to the City Centre and a 1 mile walk to Norwich train station. Immaculately presented throughout, the property seamlessly blends stylish contemporary finishes with charming character features, offering spacious and versatile accommodation ideal for modern family living. The ground floor comprises a welcoming entrance hall, bright and comfortable lounge, elegant bay-fronted dining room, a stunning modern fitted kitchen with integrated appliances and a sleek contemporary shower room. Upstairs, there are two large double bedrooms and two single bedrooms and a beautifully appointed family bathroom accessed from the landing. Externally, the home enjoys an impressive south-facing plot with a large driveway providing ample off-road parking for at least four cars, an attractive front garden and side gate access leading to a superb landscaped rear garden, mainly laid to lawn with mature planting and patio areas perfect for entertaining and outdoor enjoyment. Further benefits include double glazing, gas central heating with a full service completed in February 2026, and exceptional decorative condition throughout, making this an outstanding family home ready to move straight into.

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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Location

The highly sought-after south side of Norwich is renowned for its excellent balance of convenience, amenities and connectivity, making it one of the city's most desirable residential locations. The area offers easy access to the City Centre along with a wealth of popular local amenities including Primary and Secondary schools rated 'Good with Outstanding features' nearby, independent shops, supermarkets, pubs and restaurants. Residents also benefit from convenient access to Chapelfield Gardens, train station, bus station, the University of East Anglia and the Norfolk and Norwich University Hospital, while the nearby A11 and A47 southern bypass provide excellent transport links for commuters travelling further afield. There is also easy access to Lakenham way a direct pedestrian and cycle pathway direct to the City.

Updates

Extensively and beautifully modernised since 2022, this substantial home has been thoughtfully upgraded to create a stylish, comfortable and highly efficient living environment. Significant works carried out include a stunning new kitchen and contemporary shower room, complete internal redecoration and plastering, upgraded radiators, new carpets throughout and a full electrical rewire. The property also benefits from beautifully restored wooden flooring, which has been sanded, treated and polished to enhance its natural character and finish. Modern smart technology has been introduced, including a video doorbell and alarm system, enhancing both convenience and security. Roof works have also been undertaken, including the replacement of one chimney stack and associated lead flashing, providing added peace of mind. Outside, the property has benefitted from attractively landscaped gardens, the addition of an elegant iron gate, installation of a durable Bell Drip render system and a substantial 1,500-litre water butt, offering a practical and environmentally conscious feature for garden use. Every improvement has been carefully considered, resulting in a beautifully finished property ready to move straight into.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen, shower room, pantry and stairs to first floor.

Lounge 14'11" x 12'0"

Three double glazed windows, door to rear, radiator and feature fireplace.

Dining Room 15'6" x 11'11"

Two double glazed windows, radiator and feature fireplace.

Kitchen 12'10" x 8'11"

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

Shower Room 5'11" x 4'1"

Shower cubicle, low level WC, hand wash basin, heated towel rail and frosted double glazed window.

First Floor Landing

Doors to four bedrooms and a bathroom.



Bedroom One 14'10" x 10'11"

Two double glazed windows, radiator and built in wardrobes.

Bedroom Two 15'8" x 11'10"

Two double glazed windows and a radiator.

Bedroom Three 9'4" x 9'0"

Double glazed window and a radiator.

Bedroom Four 9'7" x 6'11"

Double glazed window and a radiator.

Bathroom 10'4" x 5'11"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail and two frosted double glazed windows.

Outside Front

Lawned garden, mature shrubs borders, low level fencing, iron gate, path to front door and a large shingled driveway providing ample off road parking.

Outside Rear

South facing lawned garden, mature plants and shrubs, two patio areas, timber shed, enclosed by timber fencing with side gate access

Local Authority

Norwich City Council, Tax Band D.

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.

