

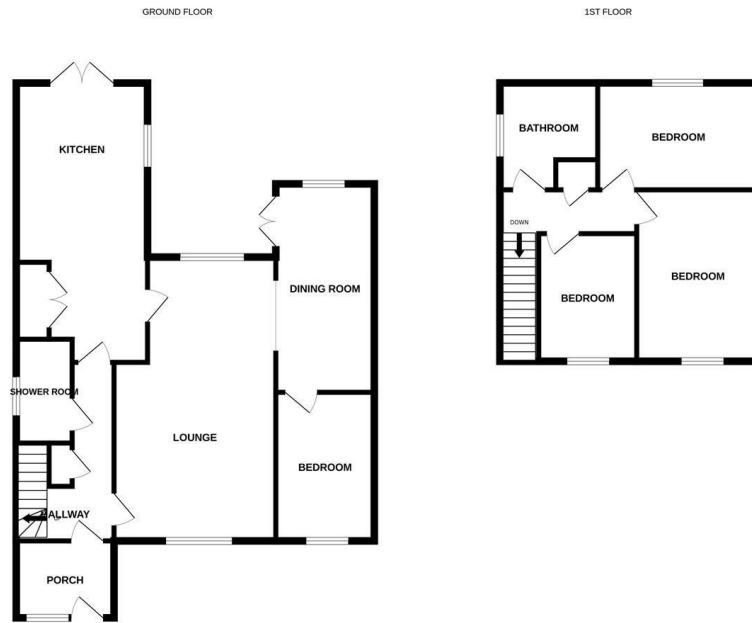


**20 Clovelly Drive | | Norwich | NR6 5EY**

## Offers In Excess Of £335,000

Gilson Bailey are delighted to present this stunning and versatile 3/4 bedroom detached family home, extended and beautifully maintained, tucked away in a peaceful cul-de-sac in the highly sought-after suburb of Hellesdon. The spacious accommodation offers a welcoming entrance, bright lounge, separate dining room, modern kitchen, shower room and an additional ground floor bedroom/office – ideal for working from home or multigenerational living. Upstairs, three generous bedrooms and a family bathroom provide excellent space for growing families. Outside, the property boasts a mature front garden, driveway with ample off-road parking leading to a garage, and a wonderfully private rear garden filled with established planting, creating a true haven of peace and relaxation. With gas central heating, double glazing and offered with no onward chain, this exceptional home is ready to move straight into – early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.  
Made with Metaphor 10/20/21

## Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

## Accommodation Comprises

Front door to:

### Entrance Porch

Door to:

### Hallway

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

### Lounge 22'2" x 12'8"

Two double glazed windows, two radiators.

### Dining Room 16'4" x 7'8"

Double glazed window, patio doors, radiator.

### Kitchen 21'9" x 10'2"

Fitted wall and base units with worktops over, sink and drainer, fitted induction hob and oven, integrated fridge and freezer and dishwasher, utility cupboard, patio doors, double glazed window, roof skylight.

### Shower Room 6'3" x 4'4"

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

### Bedroom/Office 11'8" x 7'8"

Double glazed window, radiator.

### First Floor Landing

Doors to three bedrooms, bathroom and airing cupboard.

### Bedroom One 13'5" x 9'11"

Double glazed window, radiator, fitted wardrobes.

### Bedroom Two 12'7" x 8'5"

Double glazed window, radiator, built in wardrobes.

### Bedroom Three 9'11" x 7'8"

Double glazed window, radiator, fitted wardrobes.

### Bathroom 8'4" x 7'6"

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

### Outside Front

Mature plants and shrubs, driveway providing off road parking leading to a single garage.

### Outside Rear

Mature plants, shrubs and trees, private seating areas, pond, enclosed by timber fencing with side access.

### Local Authority

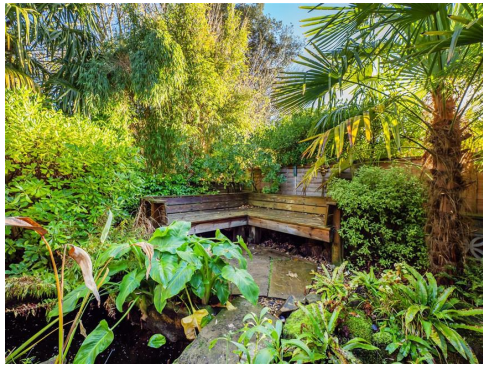
Norwich City Council, Tax Band D.

### Tenure


Freehold

### Utilities

Fibre to the cabinet broadband available.  
Mains water and electric.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

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