







45 Stylman Road I I Norwich I NR5 9ET

Price Guide £280,000

GUIDE PRICE: £280,000 - £290,000 Gilson Bailey are delighted to offer this truly one-of-a-kind three-bedroom detached home, occupying a generous corner plot on Stylman Road. Presented in immaculate condition throughout, the property enjoys a gated entrance, excellent outside space and a high degree of privacy, making it a rare find for the area.

The accommodation comprises an entrance hall, spacious lounge with double doors opening directly onto the patio and private rear garden, and a separate kitchen/dining room fitted with a range of base units and work surfaces, with space for a fridge/freezer, washing machine and dishwasher.

To the first floor are three well-proportioned bedrooms and a beautifully modernised bathroom suite. The property further benefits from double glazing throughout and gas central heating via a gas boiler.

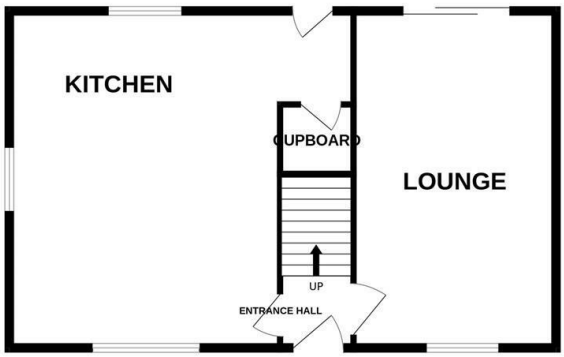
Outside, the home really sets itself apart, with its gated entrance, generous corner plot and private garden, providing excellent space for entertaining and enjoying the outdoors.

A superb opportunity to acquire an individual detached home in immaculate condition, with internal viewing highly recommended to fully appreciate everything this property has to offer.

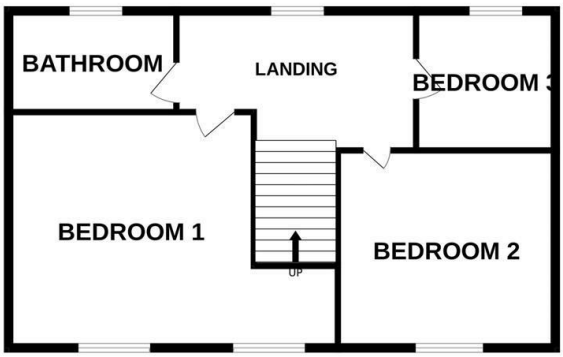
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GROUND FLOOR



1ST FLOOR



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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Accommodation Comprises:
Front door to:

Entrance Hall:
Doors to lounge and kitchen/ Diner.

Lounge: 14'7" x 10'2"
Radiator, double glazed window to front aspect, electric fir place, French doors leading to patio area and garden.

Kitchen// Diner 14'7" x 10'1"
Radiator, double glazed window to front aspect and rear aspect. Base units with worktops over, induction hob, sink and space for washing machine, dishwasher and fridge freezer. Door to rear aspect.

First Floor Landing:
Door to all three bedrooms and main bathroom.

Bedroom One: 13'1" x 9'6"
Double glazed window to front aspect, radiator and built in storage.

Bedroom Two: 10'1" x 8'5"

Bedroom Three: 7'4" x 6'0"
Double glazed window to front aspect.

Outside Front:
Larger-than-average frontage with a gated entrance and ample off-road parking. The property enjoys a private, non-overlooked position, creating an impressive and secluded approach.

Outside Rear:
A private, enclosed rear garden with both patio and lawned areas, complemented by mature trees providing natural shade. The property occupies a corner plot, offering a great sense of space and privacy.

Local Authority:
Norwich City Council, Tax Band C.

Tenure:
Freehold

Utilities:
Ultrafast full fibre broadband available.
Mains water and electric.

Location:
Stylman Road is situated in the popular Bowthorpe area of Norwich, within easy reach of a wide range of local amenities, schools, shops and regular bus services. The property is well positioned for access to the University of East Anglia (UEA), Norwich Research Park and Norfolk & Norwich University Hospital, making it ideal for families and professionals alike. There is also convenient access to the A47 Southern Bypass and Norwich city centre.

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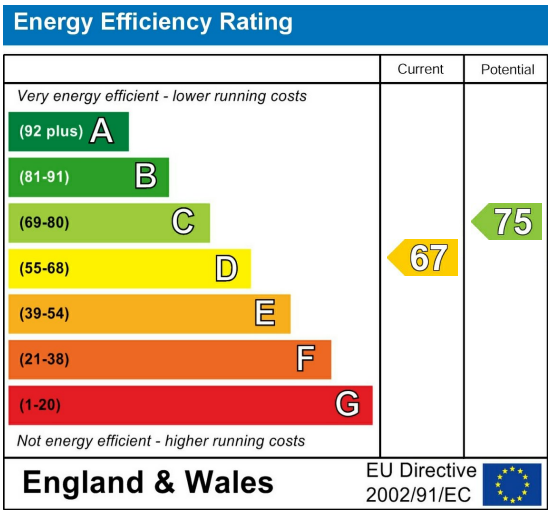












Local Authority

Norwich City Council

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.