



**22 Antingham Road | Heartsease | Norwich | NR7 9TA**

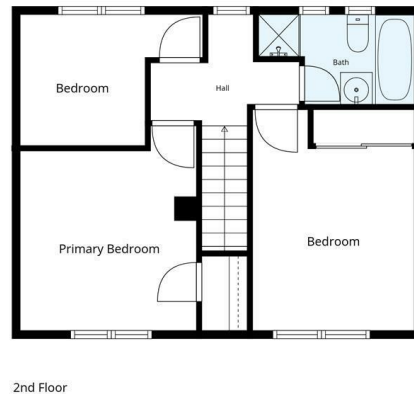
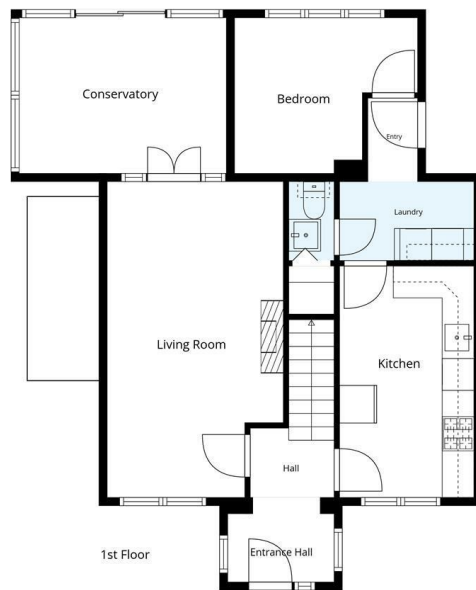
**£280,000**

This well-presented four-bedroom family home offers spacious living, finished to an excellent standard throughout, making it ideal for modern family life. The property welcomes you with a bright entrance hall leading to a stylish kitchen and useful utility space, along with a handy downstairs WC. A double bedroom sits to the rear, alongside a separate dining room, while the main living room opens into a light conservatory that overlooks the garden. Upstairs offers four good-sized bedrooms and a well-appointed family bathroom, providing plenty of room for a growing family.

Outside, the home boasts a generous rear garden set on a large corner plot, offering excellent privacy and ample outdoor space. In addition to the main patio area, there is a second patio set positioned within the lawn, creating multiple areas for relaxation and entertaining. The garden also features a wooden shed, a brick shed, a pergola and a wooden seating area – all of which will remain with the property. A neatly arranged front driveway provides parking for multiple vehicles.

Set close to Norwich City Centre, local schools, shops and parks, this is a fantastic move-in-ready home in a convenient and family-friendly location.





Measurements Deemed Highly Reliable But Not Guaranteed.



## Accommodation Comprises

Front door to:

### Entrance Hall

Door to lounge, kitchen and stairs to first floor landing.

### Kitchen 8'4" x 14'4"

Continuing tiled flooring from the Entrance Hall, good range of base and wall units with laminate work top over, UPVC double glazed window to front aspect, radiator, integrated Gas oven and integral gas hob with extractor fan over, stainless steel sink unit with tap over space for washing machine, door to under stairs storage cupboard, electric consumer unit and meter in the cupboard, door through to the Utility Room.

### Lounge 10'11" x 19'6"

Oak flooring, UPVC double glazed window to front aspect with fitted blinds, radiator, wooden skirting boards, gas fire place with mantle over, multiple sockets, TV point, doors through to Conservatory.

### Downstairs WC

Low level WC, Hand wash basin. large build in cupboard for storage.

### Conservatory 12'9" x 9'7"

UPVC double glazed French doors to the rear, UPVC double glazed windows to side and rear aspect, multiple sockets, Oak flooring throughout.

### Utility room 8'4" x 4'11"

Wall mounted units with laminate work tops. Fridge and washing machine below with room for extra storage. Door to side aspect.

### Bedroom Four (Downstairs) 11'3" x 9'7"

Radiator and UPVC double glazed window to rear aspect. Door to rear hallway.

### First Floor Landing

Carpeted staircase leading to the landing, uPVC double glazed window to the rear aspect door to all bedrooms and family bathroom.

### Bedroom One 10'11" x 12'7"

Laminate flooring, Radiator, UPVC double glazed window to front aspect, built in wardrobes, door to first floor landing.

### Bedroom Two 10'0" x 13'7"

Original floor boards, Radiator, UPVC double glazed window to front aspect, Airing cupboard over the stairs, door to first floor landing.

### Bedroom Three 11'3" x 8'1"

Original floorboards, Radiator and UPVC double glazed window to rear aspect. Door to landing

### Family Bathroom

Tiled from floor to ceiling, Low level WC, Radiator, hand wash basin, Shower cubicle, Bath and two UPVC Double glazed windows to rear aspect. Door to first floor landing.

### Outside Front

Brick weave driveway for two - three cars, created for ease of low maintenance, brick wall to the side of the driveway and passageway down to the rear garden.

### Outside Rear

Outside, the garden offers multiple spaces for relaxation and entertaining. In addition to the main patio, there is a second patio set positioned within the lawn. The garden also features a wooden shed, a brick shed, a pergola, and a dedicated wooden seating area – all of which will remain with the property.

### Tenure

Freehold

### Local Authority

Norwich City Council - Tax Band B

### Utilities

Ultrafast Broadband Available.



### 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>                            |                            |                                                                                     |
| (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<br>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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