

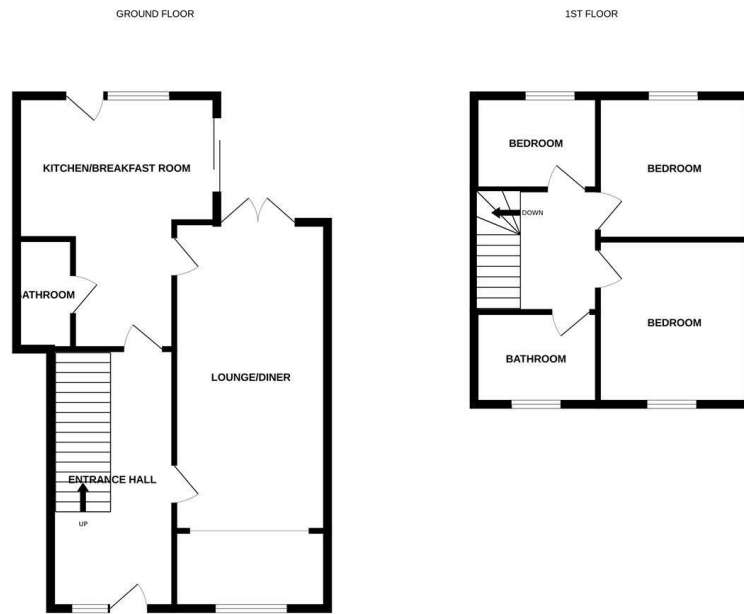


**3 Corie Road | | Norwich | NR4 7JB**

**Guide Price £375,000**

**\*\* GUIDE PRICE OF £375,000 - £400,000 \*\* DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this spacious and extended three-bedroom detached home, perfectly positioned to the west of Norwich, and discover the ideal blend of comfort, charm, and potential! From the welcoming entrance hall you're led into a bright lounge/diner, perfect for family gatherings, while the well-appointed kitchen/breakfast room provides the heart of the home—ideal for morning coffees or relaxed weekend brunches. The property offers three generous bedrooms and two bathrooms, providing flexibility for growing families or visiting guests. Outside, you'll find a mature front garden with driveway parking, a good-sized enclosed rear garden perfect for entertaining or play, and a single garage for added convenience. With gas central heating, double glazing, and no onward chain, this home is ready for its next chapter. A fantastic opportunity for families and investors alike—early viewing is highly recommended!





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

Corie Road is located to the west of Norwich with close access to both the University of East Anglia and Norfolk and Norwich University Hospital. Local amenities include good schooling for all ages, popular shops, pubs and restaurants. There is ease of access to the Norwich ring road, A47 southern bypass and A11 with regular bus links to and from the city centre.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge/diner, kitchen/breakfast room and stairs to first floor.

#### Lounge/Diner 23'11" x 10'3"

Patio doors, double glazed window, two radiators.

#### Kitchen/Breakfast Room 16'11" x 12'4"

Fitted wall and base units with worktops over, butler sink, Range cooker, space for fridge/freezer and washing machine, sliding patio doors, double glazed window, door to rear, radiator.

#### Bathroom 7'4" x 3'9"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 11'0" x 10'3"

Double glazed window, radiator.

#### Bedroom Two 10'3" x 9'7"

Double glazed window, radiator.

#### Bedroom Three 8'3" x 6'3"

Double glazed window, radiator.

#### Bathroom 8'3" x 6'2"

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

### Outside Front

Driveway providing off road parking and mature plants and shrubs.

### Outside Rear

Patio area, lawned garden, mature plants and shrubs, single garage, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band D.

### Tenure

Freehold


### Utilities

Full fibre broadband available.  
Mains 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.


**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>		<b>80</b>
(55-68) <b>D</b>	<b>63</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 2002/91/EC	

**Local Authority**

Norwich City Council, Tax Band D

**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.