



**29 Wakehurst Close | | Norwich | NR4 6JL**

## **Offers In The Region Of £250,000**

**\*\*EXCELLENT FIRST TIME PURCHASE IN A QUIET CUL-DE-SAC\*\*** Gilson Bailey are delighted to offer this charming and well presented two-bedroom semi-detached house, tucked away in a quiet cul-de-sac within the highly sought-after suburb of Eaton. This attractive home offers a welcoming entrance porch leading into a bright and comfortable lounge, alongside a well-appointed kitchen, while upstairs features two well-proportioned bedrooms and a bathroom off landing. Outside, the property continues to impress with a driveway providing off-road parking, a single garage, and a generous, well-maintained rear garden—perfect for relaxing or entertaining. Benefiting from double glazing, gas central heating, and excellent condition throughout, this delightful home is ideal for first-time buyers, and early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 condition can be given. Made with Metropac 03/2011

## Location

Eaton is a suburb of Norwich and lies to the south west, conveniently located to the A47 southern bypass and A11, the main route to London and Cambridge. Offering a good selection of local amenities including Waitrose supermarket, schooling, popular pubs and restaurants, local parks and golf course. There are regular bus services to and from the City centre with ease of access to both the Norfolk & Norwich University Hospital and University of East Anglia.

## Accommodation Comprises

Front door to:

### Entrance Porch

Door to:

### Lounge 15'0" x 12'7"

Double glazed window, two radiators, stairs to first floor.

### Kitchen 12'7" x 8'2"

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

### First Floor Landing

Doors to two bedrooms and bathroom.

### Bedroom One 12'7" x 8'2"

Two double glazed windows, radiator.

### Bedroom Two 12'7" x 7'4"

Two double glazed windows, radiator, cupboard.

### Bathroom 7'3" x 6'1"

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

## Outside Front

Driveway and garage.

## Outside Rear

Patio seating area, ;awned garden, mature plants and shrubs, enclosed by timber fencing.

## Local Authority

Norwich City Council, Tax Band B.

## 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.



### 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>78</b>
(55-68) <b>D</b>	<b>69</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	

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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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