



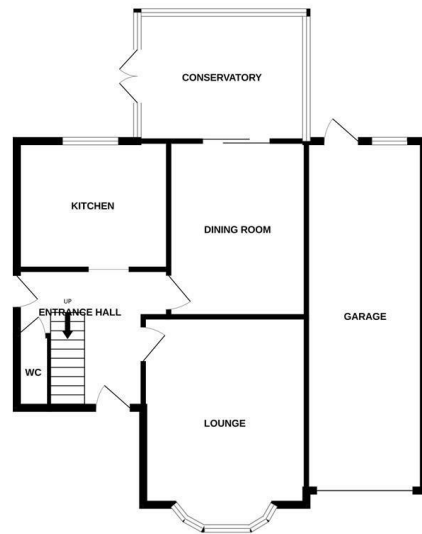
160 Christchurch Road | | Norwich | NR2 3PQ

Offers In Excess Of £545,000

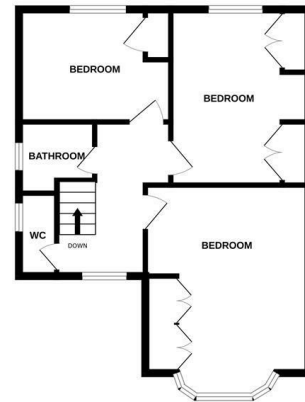
****DETACHED HOUSE ON A REQUESTED ROAD IN THE GOLDEN TRIANGLE**** Gilson Bailey are delighted to offer this charming three-bedroom detached family home, occupying a generous plot on a highly sought-after road in Norwich's prestigious Golden Triangle and offered with no onward chain. Brimming with character and offering spacious, well-balanced accommodation, the property comprises a welcoming entrance hall, a bright and comfortable lounge, a separate dining room, a fitted kitchen, a delightful conservatory overlooking the garden and a convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms, a family bathroom and a separate WC, all accessed from the landing. Outside, the property continues to impress with a mature front garden, a driveway providing ample off-road parking leading to a single garage with power and lighting, and a truly stunning, beautifully maintained rear garden offering a wonderful degree of privacy and the perfect setting for outdoor entertaining, family gatherings or simply relaxing. Further benefits include double glazing and gas central heating. Ideally located within easy reach of highly regarded schools, local amenities, independent cafés, restaurants and Norwich city centre, this exceptional home offers an exciting opportunity to create a forever family home in one of the city's most desirable locations, and early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



Whilst 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 misstatement. 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

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen, WC and stairs to first floor.

Lounge 15'7" x 12'0"

Double glazed windows, radiator.

Dining Room 12'11" x 10'1"

Sliding patio doors, radiator.

Kitchen 11'2" x 9'5"

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

Conservatory 12'5" x 9'5"

Double glazed construction with patio doors to garden.

WC 5'3" x 2'5"

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms, bathroom and WC.

Bedroom One 15'4" x 12'0"

Double glazed windows, radiator, built in wardrobes.

Bedroom Two 12'10" x 10'1"

Double glazed windows, radiator, built in wardrobes.

Bedroom Three 11'3" x 8'3"

Double glazed window, radiator, built in wardrobe.

Bathroom 5'11" x 5'7"

Panelled bath with shower over, hand wash basin, heated towel rail, frosted double glazed window.

WC 7'4" x 2'6"

Low level WC, hand wash basin, frosted double glazed window.

Outside Front

Mature garden and a driveway providing off road parking.

Garage 25'2" x 8'7"

With electric door, power and lighting.

Outside Rear

Patio seating area, extensive lawn, mature plants and shrubs, greenhouse, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band E.

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) A		
(81-91) B		
(69-80) C		
(55-68) D	60	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band E

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.

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