



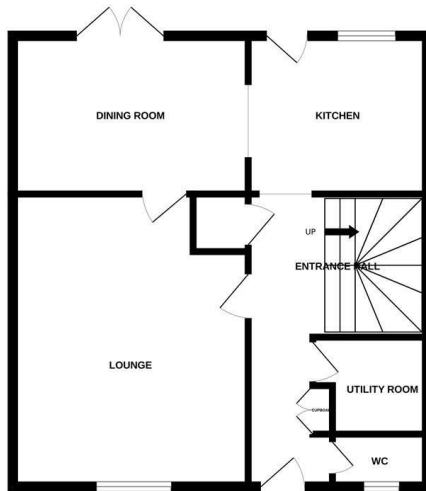
4 Honey Close | | Norwich | NR1 4LJ

Guide Price £230,000

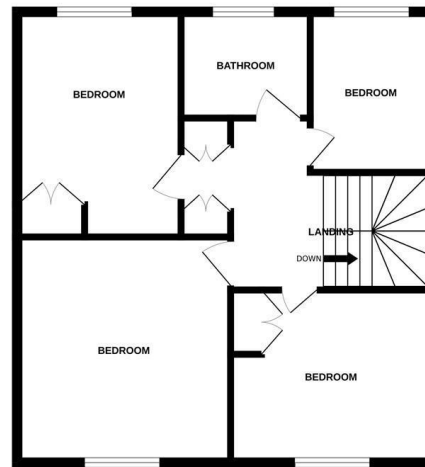
****GUIDE PRICE £230,000 - £240,000 SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE WITH A GARAGE**** Gilson Bailey are delighted to offer this generously proportioned, four bedroom semi-detached house, conveniently situated to the east of Norwich and offering an excellent amount of accommodation across two floors. The ground floor comprises a welcoming entrance hall, comfortable lounge, separate dining room, fitted kitchen, useful utility room and WC, providing a practical and versatile layout for everyday living. Upstairs, there are four good-sized bedrooms and a family bathroom off landing, making the property particularly well suited to those looking for plenty of space. Outside, the property benefits from an enclosed, low-maintenance rear garden, ideal for relaxing and entertaining without the upkeep, together with an en-bloc garage and further off-road parking. Additional benefits include double glazing and electric heating. With its four bedrooms, flexible living accommodation, useful parking and convenient position to the east of Norwich, this spacious home would make an excellent first-time purchase, so be quick to book a viewing.



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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Location

Honey Close is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is ease of access to Norwich train station, Riverside development and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, utility, WC and stairs to first floor.

Lounge 16'0" x 13'5"

Double glazed window.

Dining Room 12'9" x 9'1"

Patio doors.

Kitchen 10'4" x 9'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, double glazed window, door to rear.

Utility 6'3" x 5'8"

Space for fridge/freezer, washing machine and tumble dryer.

WC

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

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 12'11" x 12'7"

Double glazed window.

Bedroom Two 11'5" x 9'6"

Double glazed window, built in wardrobe.

Bedroom Three 12'7" x 9'6"

Double glazed window, built in wardrobe.

Bedroom Four 9'1" x 8'5"

Double glazed window.

Bathroom

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

Outside Front

Shingled garden with path to front door.

Outside Rear

Timber decking, artificial lawn, brick built storage shed, enclosed by fencing and walling.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.

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) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(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 B

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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