



153 Waterloo Road | | Norwich | NR3 3HY

Offers In Excess Of £450,000

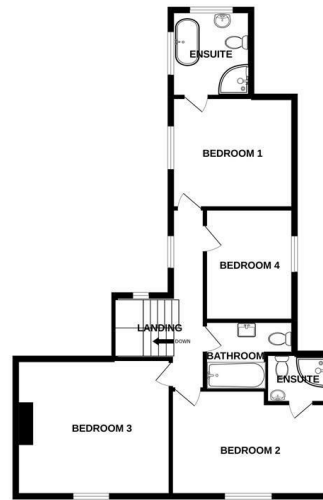
****RARELY AVAILABLE DETACHED HOUSE IN THE HIGHLY POPULAR NR3 AREA OF NORWICH**** Gilson Bailey are delighted to offer this stunning, renovated, four bedroom, detached house located within walking distance to the City Centre of Norwich. Accommodation comprising entrance porch, spacious lounge with a wood burner, modern kitchen/diner, utility room and WC to the ground floor. On the first floor there four bedrooms and a bathroom off landing with two bedrooms having en-suites. Outside there is a driveway to the front providing off road parking and a well presented rear garden ideal for entertaining. The house benefits from double glazing, gas heating and is offered with no onward chain. The property would make an excellent family home so be quick to book a viewing to appreciate the size, quality and location on offer.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions of measurement. The plans are for illustrative purposes only and should be checked on site 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.
Made with Metropix i5002

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City Centre with ease of access to the Norwich Ring Road and the NDR.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 28'4" x 12'2"

Two double glazed windows, two radiators, wooden flooring, wood burner.

Kitchen/Diner 24'8" x 18'11"

Fitted base units with worktops over, sink and drainer, space for range cooker, integrated dishwasher and fridge, radiator, double glazed window, PVC door.

Utility Room 8'0" x 7'1"

Space for washing machine and tumble dryer, boiler, frosted double glazed window.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 11'5" x 10'11"

Double glazed window, radiator.

En-Suite 7'10" x 7'2"

Roll top bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 15'0" x 9'6"

Double glazed window, radiator.

En-Suite 5'7" x 4'3"

Shower cubicle, low level WC, hand wash basin, extractor.

Bedroom Three 12'9" x 9'4"

Double glazed window, radiator.

Bedroom Four 9'5" x 7'3"

Double glazed window, radiator.

Bathroom 7'9" x 6'7"

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

Outside Front

Driveway providing off road parking.

Outside Rear

Enclosed garden with patio seating area and mature plants and shrubs.

Local Authority


Norwich City Council - Tax Band D

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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