



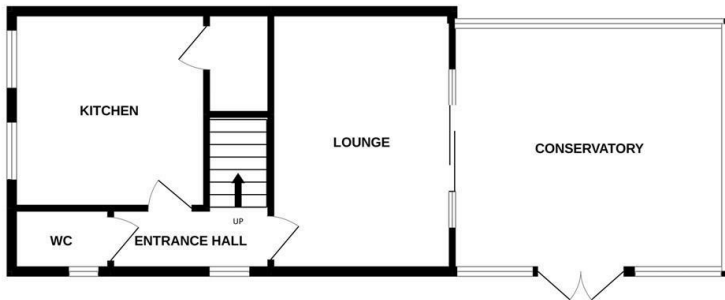
**21 Buxton Close | Easton | Norwich | NR9 5DW**

**Guide Price £245,000**

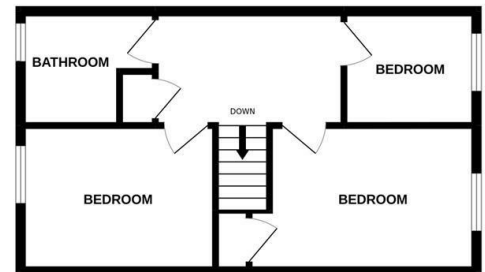
GUIDE PRICE £245,000-£255,000\*\*SPACIOUS CORNER PLOT WITH GLORIOUS FIELD VIEWS\*\* Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, SEEMI DETACHED house located in a quiet cul-de-sac in the popular village of Easton. Accommodation comprising ENTRANCE HALL, LOUNGE, KITCHEN, CONSERVATORY and WC to the ground floor. On the first floor there are THREE BEDROOMS and a BATHROOM off landing. Outside there is a DRIVEWAY providing off road parking and a GENEROUS SIZED, PRIVATE REAR GARDEN backing onto fields. The house benefits from DOUBLE GLAZING, ELECTRIC HEATING, SOLAR PANELS and is offered with NO ONWARD CHAIN. The property 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

Easton is a popular village situated just to the west of Norwich, closeby to an array of amenities including schooling, Longwater Retail Park with Sainsbury's superstore, restaurants and gym. Also close by to the idyllic village of Bawburgh with the award-winning King's Head public house and restaurant.

## Accommodation Comprises

Front door to:

### Entrance Hall

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

### Lounge 15'0" x 10'4"

Double glazed window, electric heater, doors to conservatory.

### Kitchen 11'3" x 11'3"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, dishwasher, washing machine and fridge/freezer, double glazed window.

### Conservatory 15'9" x 14'4"

Brick and uPVC conservatory with hard flooring, views over the large garden and countryside beyond, double opening uPVC doors to the large patio.

### WC

Low level WC, hand wash basin.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 11'10" x 8'0"

Double glazed window, electric heater, built in wardrobe.

### Bedroom Two 11'3" x 8'7"

Double glazed windows, electric heater, built in wardrobe.

### Bedroom Three 7'2" x 6'6"

Double glazed window, electric heater.

### Bathroom 8'2" x 6'0"

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

### Outside Front

Driveway providing off road parking.

### Outside Rear

Patio seating area leading to lawned garden, timber gazebo and shed, enclosed by timber fencing.

### Local Authority

South Norfolk District Council, Tax Band B.


### Tenure

Freehold





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