

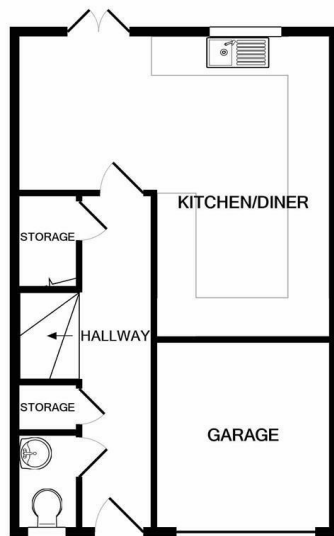


10 Lime Kiln Mews | | Norwich | NR3 2ET

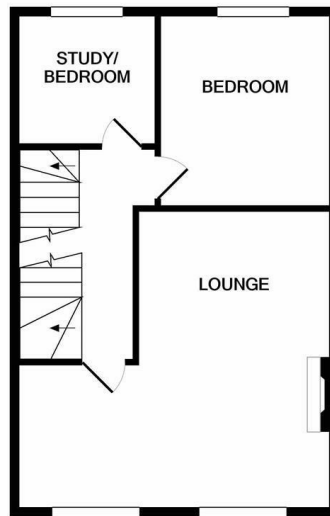
Guide Price £375,000

****GUIDE PRICE £375,000 - £400,000. STUNNING AND EXTENDED MODERNISED KITCHEN**** Gilson Bailey are delighted to offer this immaculate and well presented 4/5 bedroom three-story end townhouse tucked away in a small development to the north of the City with accommodation comprising entrance hall, WC and stylish kitchen/diner to the ground floor. On the first floor there is a lounge, bedroom and study/bedroom with a further three bedrooms and bathroom off the second floor landing with bedroom one enjoying en-suite facilities. Outside to the front there are two off-road parking spaces leading to integral garage which is mainly used for storage and can still fit a small car and a beautifully maintained, mature garden with a large composite decking seating area with power and lighting ideal for entertaining to the rear. The property benefits from double glazing, gas fired central heating, is in superb condition throughout and would suit a wide range of buyers so be quick to book a viewing to appreciate the size and location on offer.

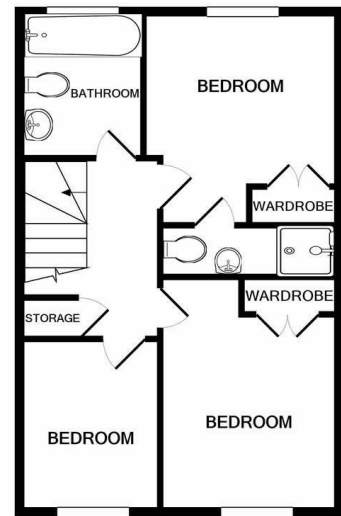




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Lime Kiln Mews is located in the popular NR3 area of Norwich within walking distance to the City centre and 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 also good access to the Norwich Ring Road, Norwich train station, Norwich International Airport and the NDR.

Accommodation Comprises:

Front door to:

Entrance Hall

With doors to WC and kitchen/diner. Stairs to first floor.

WC

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

Kitchen/Diner 17'6" x 16'2"

Quality fitted wall and base units with work tops over, sink and drainer, space for range cooker with extractor over, space for washing machine, tumble dryer, fridge/freezer and dishwasher. Double glazed window to rear, uPVC patio doors to rear, radiator, electric plinth heaters, boiler.

First Floor Landing

With doors to lounge, bedroom three and study/bedroom.

Lounge 16'3" x 15'6"

Double glazed windows to front, two radiators.

Bedroom Three 11'4" x 8'1"

Double glazed window to rear, radiator.

Study/Bedroom 8'1" x 7'10"

Double glazed window to rear, radiator.

Second Floor Landing

With doors to three bedrooms and bathroom.

Bedroom One 11'4" x 9'10"

Double glazed window to rear, radiator, built-in wardrobes.

En-Suite 8'10" x 2'11"

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

Bedroom Two 12'3" x 9'1"

Double glazed window to front, radiator, built-in wardrobes.

Bedroom Four 8'8" x 6'9"

Double glazed window to front, radiator.

Bathroom 8'2" x 6'1"

Timber panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window to rear.

Outside - Front

Paved off-road parking spaces leading to:

Integral Garage


With power.

Outside - Rear

Patio area, lawned area with mature plants and shrubs, large composite decking seating area with power and lighting ideal for entertaining, enclosed by timber fencing.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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

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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