

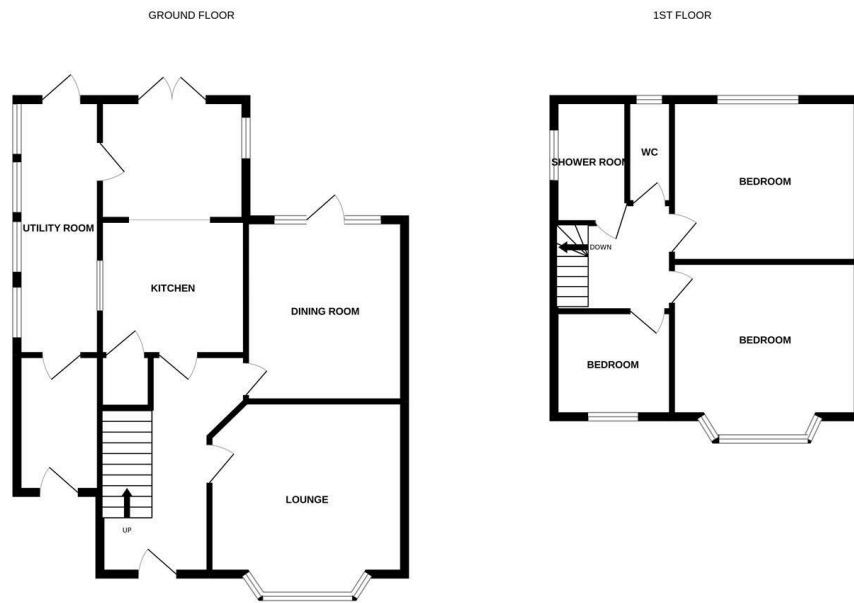


**28 Hill House Road | | NORWICH | NR1 4BE**

**Offers In Excess Of £415,000**

**\*\*RARELY AVAILABLE HOUSE WITH SIMPLY INCREDIBLE VIEWS OVER NORWICH\*\*** Gilson Bailey are delighted to offer this elevated, three bedroom, extended, semi detached house tucked away in Thorpe Hamlet offering stunning views over the city. The accommodation comprises entrance hall, bay fronted lounge, dining room, kitchen/breakfast room and a utility room to the ground floor. On the first floor there is a separate cloakroom, bathroom and three bedrooms off landing. Outside there is a large front garden to the front, a parking space and a well presented enclosed rear garden backing onto mature trees. The property is in good order throughout and benefits from double glazing and gas central heating. An internal viewing is highly recommended to appreciate this one of a kind property and the current vendors have found their next property!





## Location

This highly sought-after area of Thorpe Hamlet is east of the historic Cathedral City Centre of Norwich within walking distance to Norwich City Centre and a great selection of other local amenities including schooling, doctors, local pubs and restaurants. You are also within reasonable walking distance to Norwich railway station and the Riverside complex.

## Accommodation Comprises

Front door to:

### Entrance Hall

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

### Lounge 12'11" x 12'11"

Double glazed window, radiator.

### Dining Room 11'10" x 10'5"

Door to rear, radiator.

### Kitchen/Breakfast Room 16'9" x 9'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge/freezer, double glazed window, patio doors, radiator.

### Utility Room 16'0" x 5'4"

Space for washing machine and tumble dryer.

### First Floor Landing

Doors to three bedrooms, bathroom and WC.

### Bedroom One 13'5" x 10'1"

Double glazed window, radiator, built in wardrobes.

### Bedroom Two 11'10" x 10'5"

Double glazed window, radiator.

### Bedroom Three 8'2" x 7'10"

Double glazed window, radiator.

### Shower Room 8'1" x 5'4"

Shower cubicle, hand wash basin, radiator, double glazed window.

### WC

Low level WC, frosted single glazed window.

### Outside Front

Elevated lawned garden, steps leading up to house, shared driveway with off road parking space.

### Outside Rear

Patio seating area with steps up to small lawned area with mature plants, shrubs and trees.

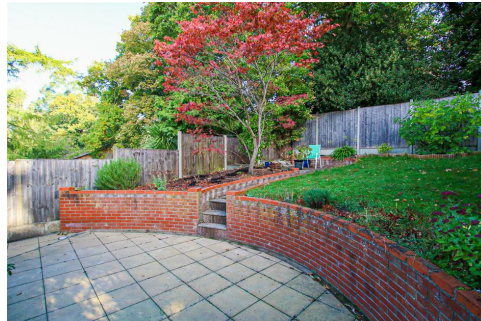
### Local Authority

Norwich City Council - Tax Band C


### 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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