



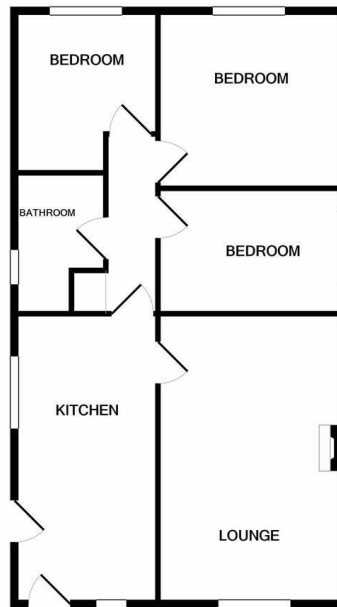
**2 Bek Close | | Norwich | NR4 7NT**

**Offers Over £290,000**

**\*\*QUIET CUL-DE-SAC IN SOUGHT AFTER LOCATION\*\*** Gilson Bailey are delighted to offer this three bedroom detached bungalow located in the popular area of Eaton with accommodation comprising kitchen, lounge, three bedrooms and a bathroom. Outside there is a lawned front garden with driveway for off-road parking and a mature, tiered, rear garden. The bungalow benefits from double glazing, gas fired central heating, is presented in good condition throughout and would suit a wide array of buyers. Early internal viewing is highly recommended to appreciate the location on offer.







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

Eaton is a suburb of Norwich and lies to the south west, conveniently located to the A47 southern bypass and A11, the main route to London and Cambridge. Offering a good selection of local amenities including Waitrose supermarket, schooling, popular pubs and restaurants, local parks and golf course. There are regular bus services to and from the City centre with ease of access to both the Norfolk & Norwich University Hospital and University of East Anglia.

### Accommodation Comprising:

Front door to kitchen.

#### Lounge 16'7" x 10'11"

Double glazed window to front, radiator.

#### Kitchen 17'1" x 8'7"

Fitted wall and base units with work tops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window to side, radiator, uPVC door to side, boiler.

#### Bedroom One 10'10" x 10'6"

Double glazed window to rear, radiator.

#### Bedroom Two 10'11" x 7'5"

Double glazed window to side, radiator.

#### Bedroom Three 9'4" x 8'8"

Double glazed window to rear, radiator.

### Bathroom

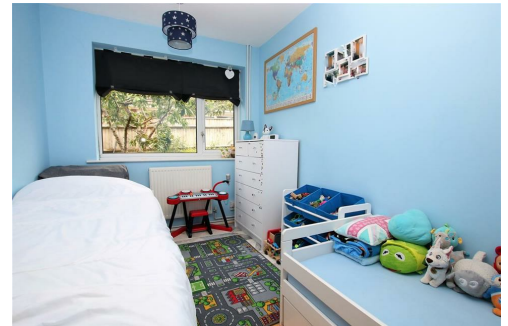
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window to side.

### Outside - Front


Lawned garden with mature plants and shrubs, driveway providing off-road parking.

### Outside - Rear

Tiered garden with lawned area, mature plants, shrubs and trees, vegetable planters, enclosed by timber fencing with side gate access.



#### 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>	<b>68</b>	<b>70</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	

#### 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.