

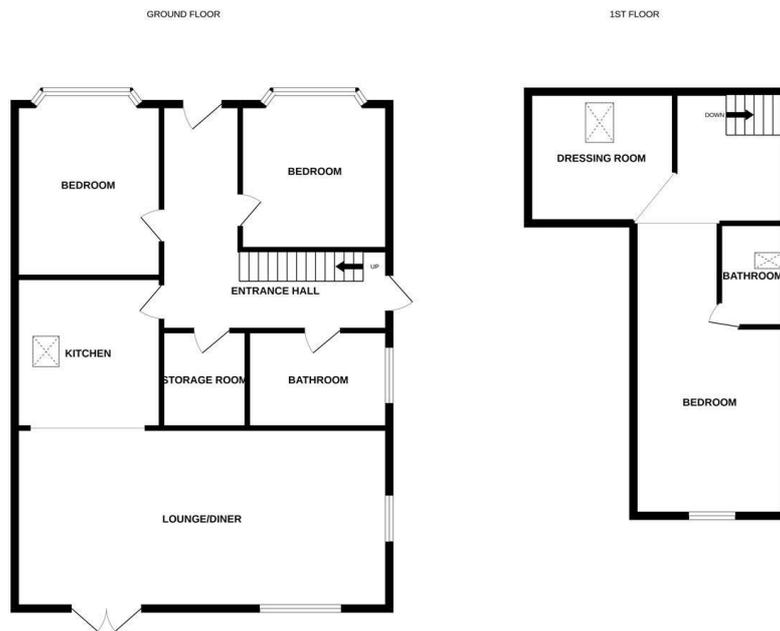


43 Windsor Road | | NORWICH | NR6 5NT

Guide Price £325,000

****GUIDE PRICE £325,000 - £335,000 SUPERB EXTENDED SEMI DETACHED CHALET WITH A BEUATIFUL REAR GARDEN**** Gilson Bailey are delighted to offer this extremely well presented, three bedroom, semi detached chalet bungalow located in the popular suburb of Hellesdon with accommodation comprising, entrance hall, two double bedrooms, modern kitchen, lounge/diner, bathroom and storage room to the ground floor. On the first floor there is another spacious bedroom with dressing room and en suite bathroom. Outside there is a front driveway providing off road parking and well maintained lawned rear garden with a summerhouse. The chalet benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great family home so be quick to book a viewing.





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 error, omission or mis-statement. This plan is for illustrative purposes only and should be checked 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

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to two bedrooms, kitchen, bathroom, storage room and stairs to first floor.

Bedroom Two 14'3" x 10'5"

Double glazed window to front, radiator.

Bedroom Three 10'7" x 10'7"

Double glazed window to front, radiator.

Kitchen 10'8" x 10'0"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted double oven, integrated dishwasher, washing machine and fridge/freezer, velux window.

Lounge/Diner 22'9" x 12'11"

Double glazed window to rear, patio doors to rear, two radiators.

Bathroom 8'7" x 7'3"

Shower cubicle with rainfall shower, panelled bath, low level WC, hand wash basin, heated towel rail, frosted double glazed window to side.

Storage Room 7'8" x 5'4"

Radiator.

First Floor Landing

Open access to bedroom and dressing room.

Bedroom One 20'10" x 9'10"

Double glazed window to rear, radiator, eaves storage.

Dressing Room 10'0" x 9'3"

Velux window, cupboard housing boiler.

En Suite 7'6" x 4'7"

Panelled bath, low level WC, hand wash basin, heated towel rail, velux window.

Outside Front

Lawn with mature plants and shingled driveway providing off road parking.

Outside Rear

Well maintained lawned garden with mature plants and shrubs, patio seating area, summerhouse, large timber shed, enclosed by timber fencing with side gate access.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band B

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.