

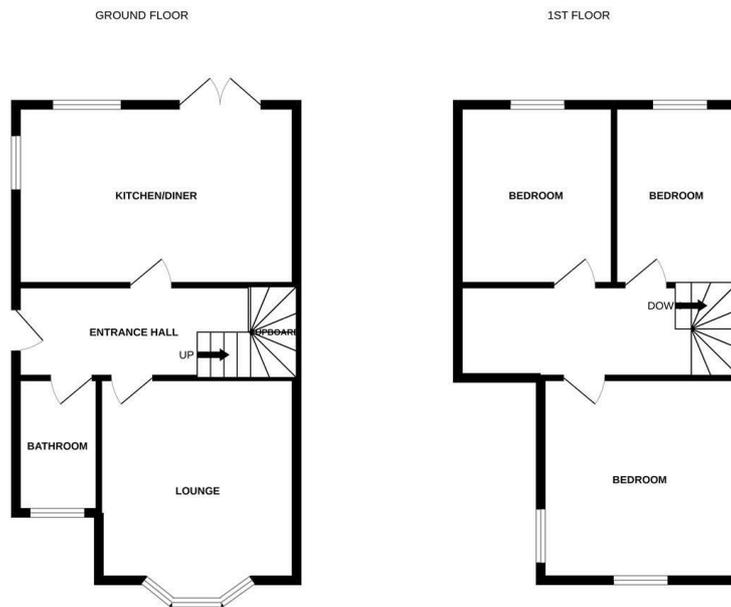


**208 Mile Cross Lane | | Norwich | NR6 6SE**

## **Offers In Excess Of £280,000**

GUIDE PRICE: £280,000 - £290,000 **\*\*FULLY RENOVATED DETACHED HOUSE\*\***  
Gilson Bailey are delighted to offer this stunning, recently renovated, three-bedroom, detached house in the popular suburb of Hellesdon, with accommodation comprising entrance hall bay fronted lounge, kitchen/diner and bathroom to the ground floor. On the first floor there are three double bedrooms off-landing. Outside to the front there is a shingled driveway providing off-road parking leading to single garage and an enclosed mature rear garden. The house benefits from double glazing, gas central heating and is offered with no onward chain. The property would make an excellent family home so be quick to book a viewing to appreciate the quality on offer.





While 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 errors or omissions. The 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

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 with doors to lounge, kitchen/diner, bathroom and stairs to first floor.

### Lounge 12'5" x 12'0"

Double glazed window to front and radiator.

### Kitchen/Diner 17'8" x 10'11"

Quality fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted oven, space for fridge/freezer, washing machine and dishwasher, double glazed window to side and rear, PVC patio doors to rear, radiator, boiler.

### Bathroom 7'10" x 5'0"

Paneled bath with shower over, low-level WC, hand wash basin, radiator and frosted double glazed window to front.

### First floor landing

Doors to three bedrooms.

### Bedroom One 12'0" x 11'1"

Double glazed window to front and side, radiator.

### Bedroom Two 10'11" x 9'1"

Double glazed window to rear and radiator.

### Bedroom Three 11'0" x 8'7"

Double glazed window to rear, radiator.

### Outside Front

Shingled driveway providing off-road parking leading to

### Single Garage

With up and over door

### Outside Rear

Paved garden with mature plants, shrubs and trees, timber shed enclosed by timber fencing with side gate access.

### Local Authority

Broadland District Council  
Tax Band C



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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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### 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.