







25 Barton Road I Badersfield I Norwich I NR10 5JR

Guide Price £250,000

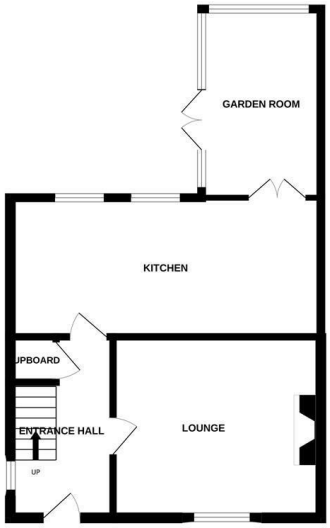
GUIDE PRICE £250,000 - £260,000 A MUST SEE EXTENDED SEMI DETACHED HOUSE Gilson Bailey are delighted to offer this stunning, fully modernised and extended three-bedroom semi-detached home, situated within the peaceful village of Badersfield. Beautifully presented throughout, the accommodation comprises a welcoming entrance hall, a cosy lounge with wood burner, a superb newly fitted modern kitchen/diner and an attractive garden room to the ground floor, creating a wonderful flow of bright and versatile living space. Upstairs, there are three well-proportioned bedrooms and a family bathroom accessed from the landing. Externally, the property benefits from two off-road parking spaces to the front, while to the rear there is a well-maintained enclosed garden with a large storage shed, ideal for outdoor living and storage needs. Further benefits include double glazing, gas central heating and immaculate decorative condition throughout, making this exceptional home an ideal first-time purchase and ready to move straight into.

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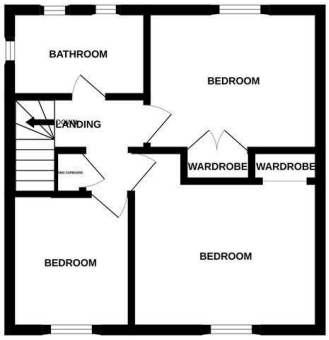
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GROUND FLOOR



1ST FLOOR



Whilst 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 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
Badersfield (formerly known as RAF Coltishall) is a sought after area located around 10 minutes from both North Walsham and Wroxham, popular with families and first time buyers due to its great community spirit, park areas that are brilliant for children and field surroundings ideal for those who enjoy walking. There is a convenience store within walking distance from all the houses, church and short stay school.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen/diner and stairs to first floor.

Lounge 14'0" x 12'1"
Double glazed window, radiator, wood burner.

Kitchen/Diner 20'11" x 9'3"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and double oven, space for fridge/freezer, washing machine and dishwasher, two double glazed windows, radiator.

Garden Room 12'7" x 8'0"
Patio doors to garden, radiator.

First Floor Landing
Door to three bedrooms and bathroom.

Bedroom One 12'7" x 12'3"
Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'1" x 9'4"
Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'2" x 7'11"
Double glazed window, radiator.

Bathroom 8'3" x 6'0"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, three frosted double glazed windows.

Outside Front
Lawned gardens and two off road parking spaces.

Outside Rear
Patio seating area, lawned garden, large timber shed, enclosed by timber fencing with side gate access.

Local Authority
North Norfolk Council, Tax Band B.

Tenure
Freehold
Service charge £769.22 per annum

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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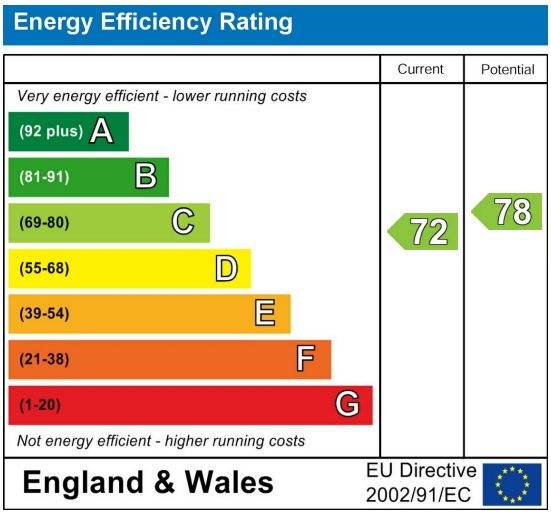












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.