







5 Tailor Place I Hethersett I Norwich I NR9 3GE

Guide Price £260,000

STUNNING MODERN TOWNHOUSE IN A SOUGHT AFTER VILLAGE Gilson Bailey are delighted to offer this beautifully presented, three bedroom, three-storey townhouse, ideally positioned within the highly sought-after village of Hethersett and offered in excellent condition throughout. Providing spacious and well-arranged accommodation across three floors, this attractive home is perfectly suited to modern living and represents an excellent opportunity for first-time buyers. The ground floor comprises a welcoming entrance porch, comfortable and inviting lounge, fitted kitchen and convenient WC. On the first floor, there are two generously sized bedrooms and a family bathroom off landing, while the second floor is dedicated to an impressive main bedroom with its own en-suite shower room, creating a fantastic private retreat away from the rest of the home. Outside, the property benefits from the considerable advantage of two off-road parking spaces to the front, while to the rear is a lovely enclosed garden with gated rear access, providing an ideal space for relaxing, entertaining or enjoying the warmer months. Further benefits include double glazing and gas heating. Combining excellent presentation, versatile three-storey accommodation, a superb main bedroom suite and private parking in a desirable Hethersett location, this appealing property would make a fantastic first-time purchase, so be quick to book a viewing.

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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
Hethersett, is a sought after south-lying village which has an excellent selection of amenities including schooling, doctors, shops, pubs and restaurants. There is excellent access to the A47 Southern Bypass, the University of East Anglia, Norfolk & Norwich University Hospital and Norwich City centre itself.

Accommodation Comprises
Front door to:

Entrance Porch
Door to:

Lounge 14'9" x 11'8"
Double glazed window, radiator, storage cupboard.

Kitchen 11'9" x 8'10"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, patio doors, radiator.

WC 4'4" x 3'7"
Low level WC, hand wash basin, radiator.

First Floor Landing
Doors to two bedrooms, bathroom and stairs to second floor.

Bedroom Two 11'10" x 10'11"
Two double glazed windows, radiator.

Bedroom Three 11'10" x 8'10"
Double glazed window, radiator.

Bathroom 7'5" x 5'7"
Panelled bath, low level WC, hand wash basin, radiator.

Second Floor Landing
Door to:

Bedroom One 17'0" x 8'6"
Double glazed window, radiator.

En-Suite 10'11" x 6'3"
Shower cubicle, low level WC, hand wash basin, radiator, velux window.

Outside Front
Two off road parking spaces.

Outside Rear
Decking leading to lawned garden, patio area, enclosed by timber fencing with rear gate access.

Local Authority
South Norfolk Council, Tax Band C.

Tenure
Freehold

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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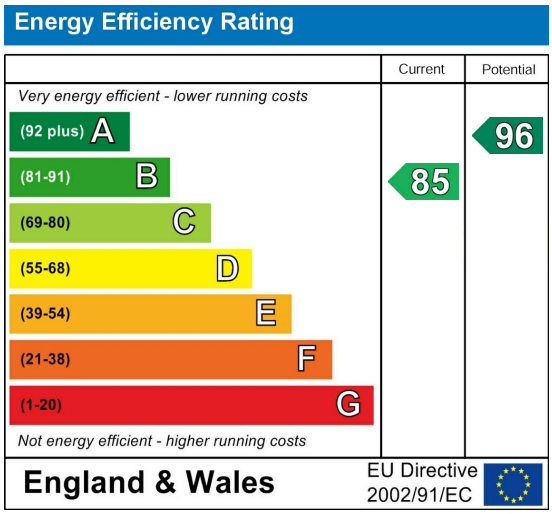












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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