202 Mile Cross Lane I I Norwich I NR6 6SE

£260,000

EXTENDED SEMI DETACHED HOUSE Gilson Bailey are delighted to offer this well-presented and extended, three bedroom semi-detached house, ideally positioned within the highly sought-after suburb of Hellesdon and offered in good condition throughout. Providing spacious and well-balanced accommodation, this attractive home offers an excellent opportunity for first-time buyers or growing families looking for a property with generous living space and a fantastic garden. The ground floor comprises a welcoming entrance hall, comfortable and inviting lounge, spacious kitchen/diner providing an excellent sociable space for family meals and entertaining, and a bright conservatory offering valuable additional living space overlooking the rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing, creating a practical and comfortable layout for everyday living. Outside, the property really comes into its own with a large driveway providing ample off-road parking and leading to a garage, while to the rear is a generous garden, offering a wonderful space for entertaining, gardening, family enjoyment or simply relaxing during the warmer months. Further benefits include double glazing and gas heating. Combining extended accommodation, three bedrooms, excellent parking facilities, a garage and impressive outside space in a desirable Hellesdon location, this appealing property would make a fantastic first-time purchase or family home, so be quick to book a viewing.

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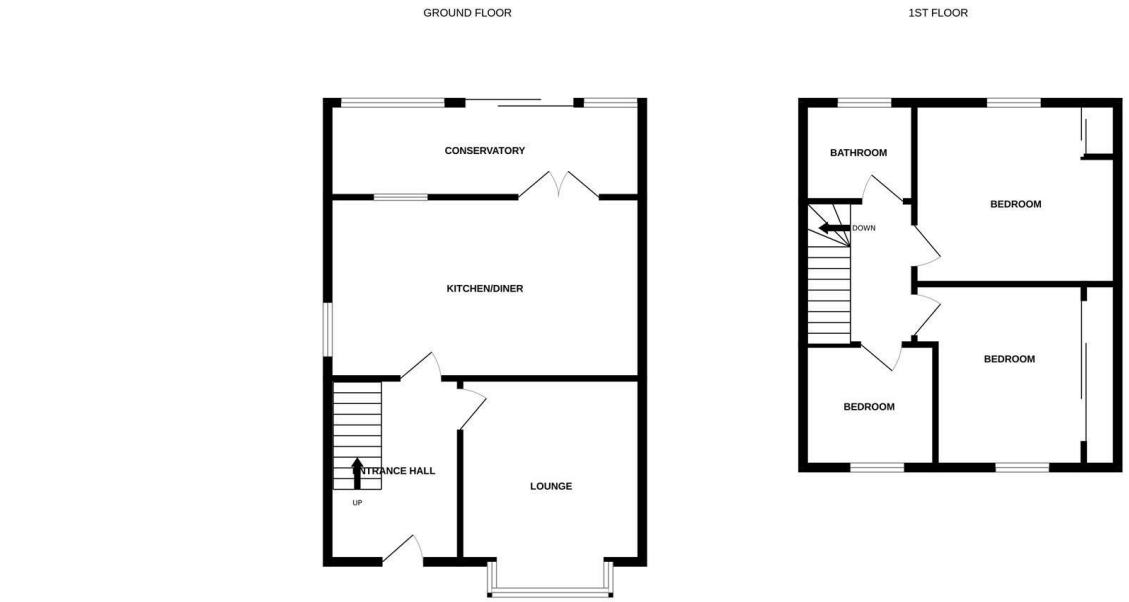

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
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 lounge, kitchen/diner and stairs to first floor.

Lounge 13'1" x 11'1"
Double glazed window, radiator.

Kitchen/Diner 19'3" x 11'1"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, two double glazed windows, patio doors, radiator.

Conservatory 18'9" x 5'10"
Space for washing machine and tumble dryer, sliding patio doors, boiler.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 12'7" x 11'1"
Double glazed window, radiator, built in wardrobe.

Bedroom Two 11'1" x 10'5"
Double glazed window, radiator, built in wardrobe.

Bedroom Three 7'10" x 7'4"
Double glazed window, radiator.

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

Outside Front
Large driveway providing ample off road parking leading to a garage.

Outside Rear
Patio area, lawned garden, timber shed, plant boarders, enclosed by timber fencing.

Local Authority
Broadland District Council, Tax Band B.

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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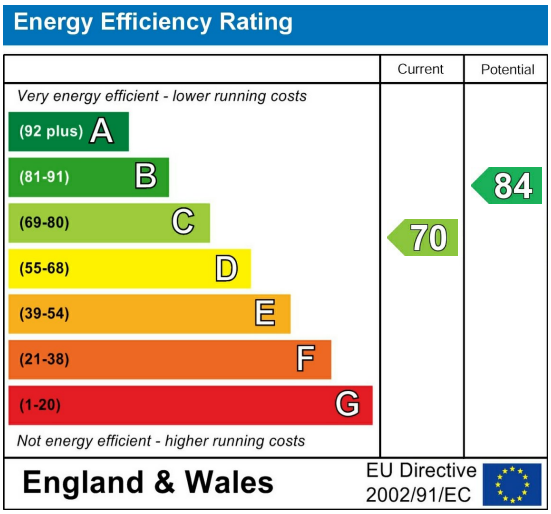

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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