

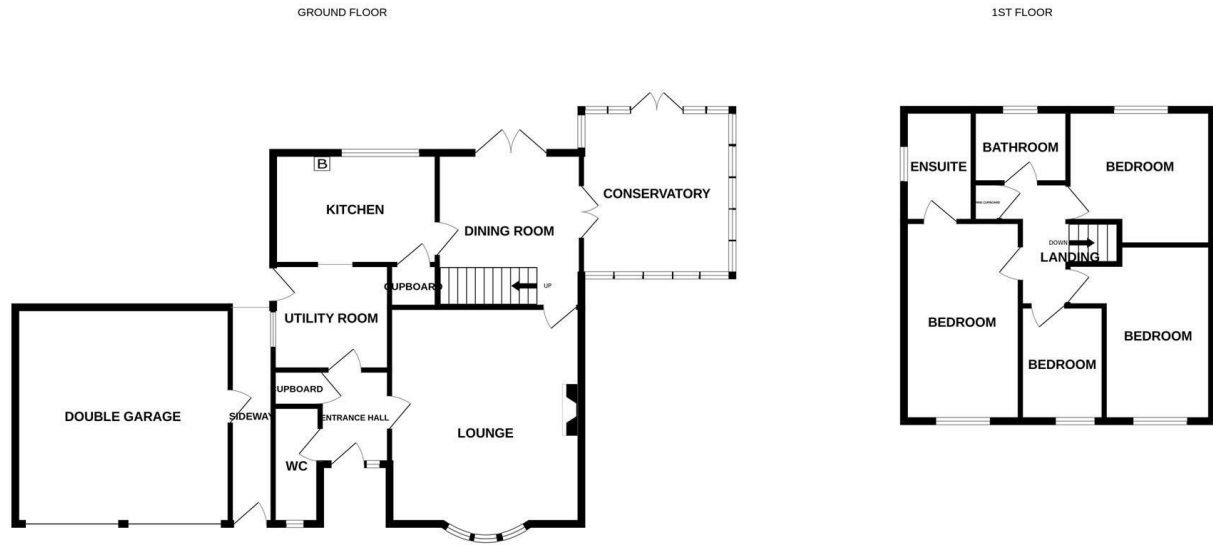


## 2 The Hedgerows | | Norwich | NR5 9BP

**£375,000**

**\*\*STUNNING FAMILY HOME OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this IMMACULATE, MODERN, FOUR BEDROOM, LINK DETACHED HOUSE located to the west of Norwich close by to the Hospital and University. Accommodation comprising entrance hall, lounge, dining room, kitchen, utility room, conservatory and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a SHINGLED DRIVEWAY providing off road parking leading to a DOUBLE GARAGE with power and lighting. To the rear there is a BEAUTIFUL, WELL MAINTAINED REAR GARDEN ideal for entertaining. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent family home or buy to let investment so be quick to book a viewing.





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

The Hedgerows is situated close by to the University of East Anglia Norfolk and Norwich University Hospital along with other amenities that includes schooling, popular local shops, pubs, restaurants and supermarkets with great public transport links to and from the City centre. There is ease of access to the A47 southern bypass.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, utility room and WC.

### Lounge 16'6" x 14'11"

Double glazed window, radiator.

### Dining Room 11'10" x 11'1"

Patio doors, radiator, stairs to first floor.

### Kitchen 12'5" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted double oven, integrated dishwasher, double glazed window, radiator, storage cupboard.

### Utility Room 8'6" x 7'10"

Fitted wall and base units with worktops over, sink and drainer, integrated fridge/freezer, washing machine and wine cooler, double glazed window, PVC door.

### Conservatory 13'9" x 12'1"

Patio doors, two electric heaters.

## WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

## First Floor Landing

Doors to four bedrooms and bathroom.

### Bedroom One 14'11" x 8'8"

Double glazed window, radiator.

### En-Suite 8'7" x 5'3"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Bedroom Two 13'5" x 10'10"

Double glazed window, radiator.

### Bedroom Three 11'1" x 10'3"

Double glazed window, radiator.

### Bedroom Four 8'9" x 6'5"

Double glazed window, radiator.

### Bathroom 6'9" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

## Outside Front

Shingled driveway providing off road parking leading to:

### Double Garage

With power and lighting.

### Outside Rear

Large patio seating area, lawned garden, mature plants and shrubs, enclosed by timber fencing.

## Local Authority


Norwich City Council, Tax Band D.

## Tenure

Freehold



### Energy Efficiency Rating

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

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