



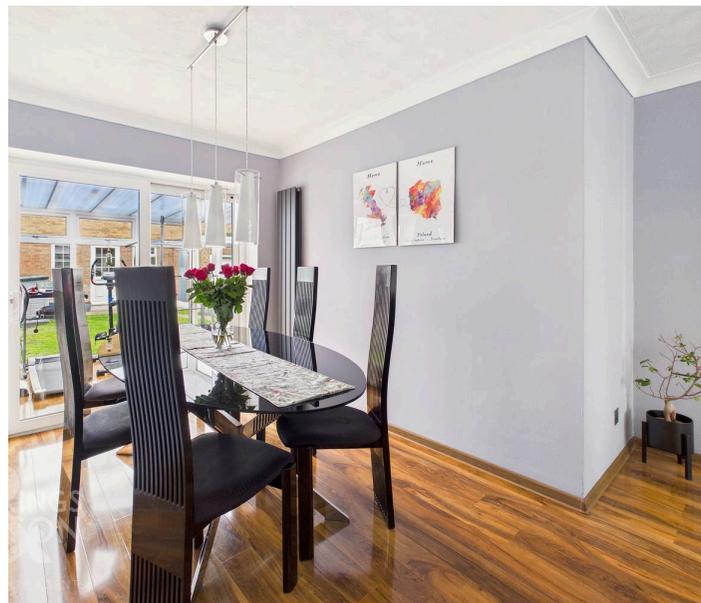
Gateley Gardens, Norwich - NR3 3TU



## Gateley Gardens

Norwich

Tucked away in a quiet CUL-DE-SAC setting, this SEMI-DETACHED HOUSE has been UPDATED and IMPROVED offering over 1,180 Sq. Ft (stms) of TURNKEY living accommodation. The property has been thoughtfully modernised and would be perfect for MULTI-GENERATIONAL LIVING, with a generous OUTBUILDING converted to living space with its own kitchenette/ sitting room/ bedroom and separate three piece shower. Stepping inside, the home boasts a well sized HALLWAY ENTRANCE with stairs rising and useful storage beneath, an ideal MEET and GREET space. The heart of the home is the 23' OPEN PLAN SITTING and DINING ROOM, enjoying a BAY WINDOW to the front aspect ensuring the space is flooded with natural light, providing the perfect space to relax or entertain guests. Sliding FRENCH DOORS lead to the fully uPVC double glazed CONSERVATORY, enjoying panoramic garden views. The refitted KITCHEN completes the ground floor, offering INTEGRATED APPLIANCES and a deceptively sized PANTRY CUPBOARD. Heading upstairs, doors open to THREE BEDROOMS, all recently modernised, whilst the third bedroom offers a cleverly thought out MEZZANINE FLOOR providing space for a single bed. All bedrooms are serviced by a FOUR PIECE FAMILY BATHROOM. Outside, brick weave DRIVEWAY PARKING runs the side boundary leading to the GARAGE and outbuilding. The PRIVATE rear GARDEN has been landscaped and is FULLY ENCLOSED.



Council Tax band: B

Tenure: Freehold

- Semi-Detached House
- Quiet Cul-De-Sac Setting
- Updated & Improved Interior, Presented In Turnkey Condition Throughout
- Substantial Outbuilding Including a Bedroom, Kitchen & Bathroom
- Modern Fitted Kitchen With Integrated Appliances
- 23' Open Plan Sitting/ Dining Room
- Three Bedrooms
- Driveway Parking & Garage

A short drive to the City Centre, this location is popular for those working in the centre. With bus routes nearby, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

#### SETTING THE SCENE

Set back from the road, the property is enclosed by a low level brick wall with wrought iron railings, opening onto a low maintenance frontage. This area is predominantly laid to a brick weave driveway, which continues down the side of the property and provides ample off road parking leading to the garage. The main entrance is conveniently positioned to the front under a sheltered open porch.



## THE GRAND TOUR

Stepping inside, the light and bright hallway entrance offers stairs rising to the first floor with useful storage beneath ideal for storing coats and shoes. Ceilings throughout the property have been skimmed and LED spotlights installed, ensuring the home is flooded with light. High gloss wood flooring runs underfoot and continues into the heart of the home, the 23' open plan sitting and dining room. The sitting room space enjoys a bay window to the front aspect for a bright feel, featuring a designer wall radiator and ample space for various soft furnishing layouts. Moving through the room, plenty of space is available for a formal dining table, beyond, sliding French doors open to the fully uPVC double glazed conservatory. This room features continued high gloss wood flooring and panoramic garden views, currently utilised as a home gym but also making a perfect space for additional soft furnishings or as a home office. At the end of the hall, the walkway leads to the refitted modern kitchen. This space includes a range of wall and base storage units, a useful pantry cupboard with plumbing for a washing machine, and integrated appliances including a dishwasher, double oven and microwave. Worktops wrap around providing plenty of space for food preparation with additional room for a freestanding 'American' style fridge/freezer and tiled flooring runs for ease of maintenance.

Ascending to the first floor landing, loft access can be found overhead while newly replaced internal doors open to three bedrooms. The main bedroom enjoys wood effect flooring with a continued bay window to the front, featuring skimmed ceilings and a ceiling mounted fan, with plenty of space for a large bed and storage furniture. The second bedroom is of a similar size, currently used for a double bed with further space utilised for a large wardrobe and a desk, enjoying a rear facing aspect overlooking the garden. The quirky third bedroom has been well optimised and adapted to include a fully plastered mezzanine floor providing useful storage space and room for a single bed with power sockets.

Completing the accommodation, the four piece family bathroom has been remodelled to include a bath with a movable shower head and glass splashback, a wall mounted heated towel rail, a glass enclosed shower cubicle and vanity storage below the sink, perfect for family living.

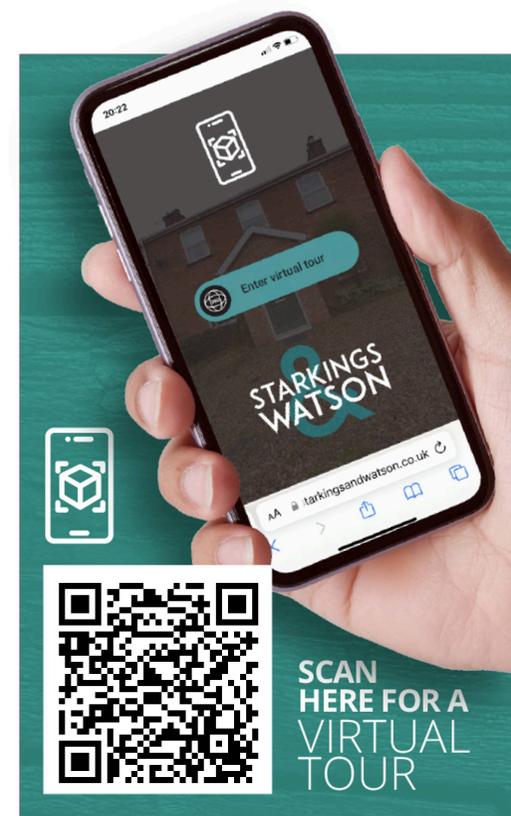
## FIND US

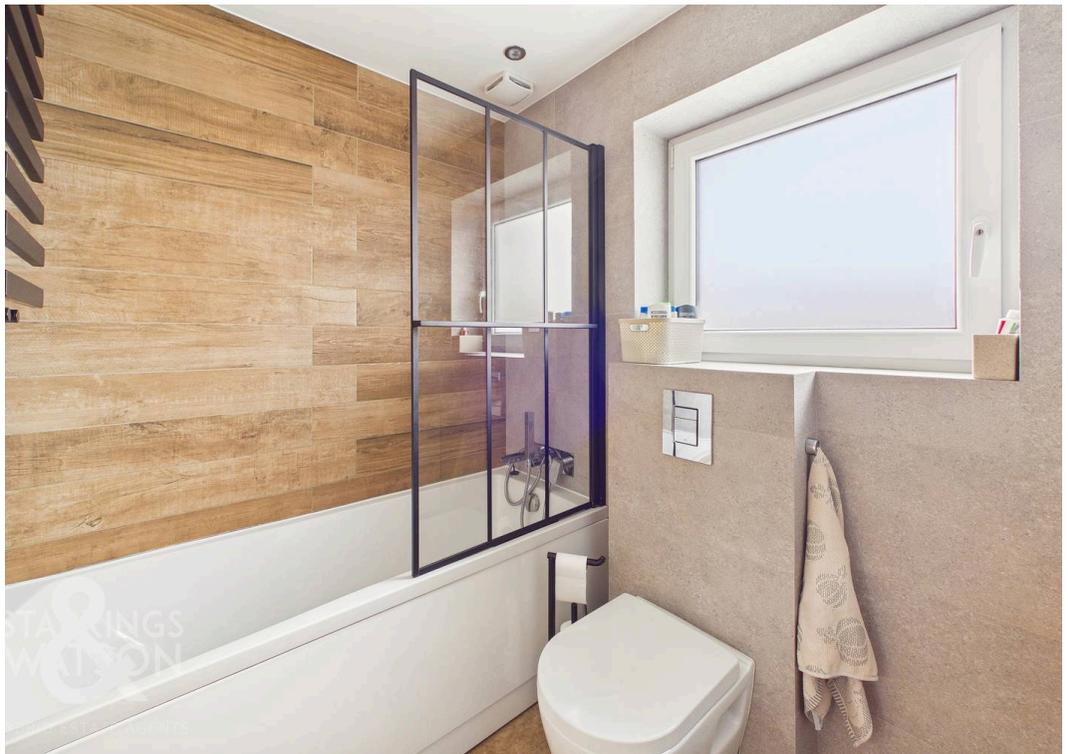
Postcode : NR3 3TU

What3Words : ///wink.dragon.spray

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



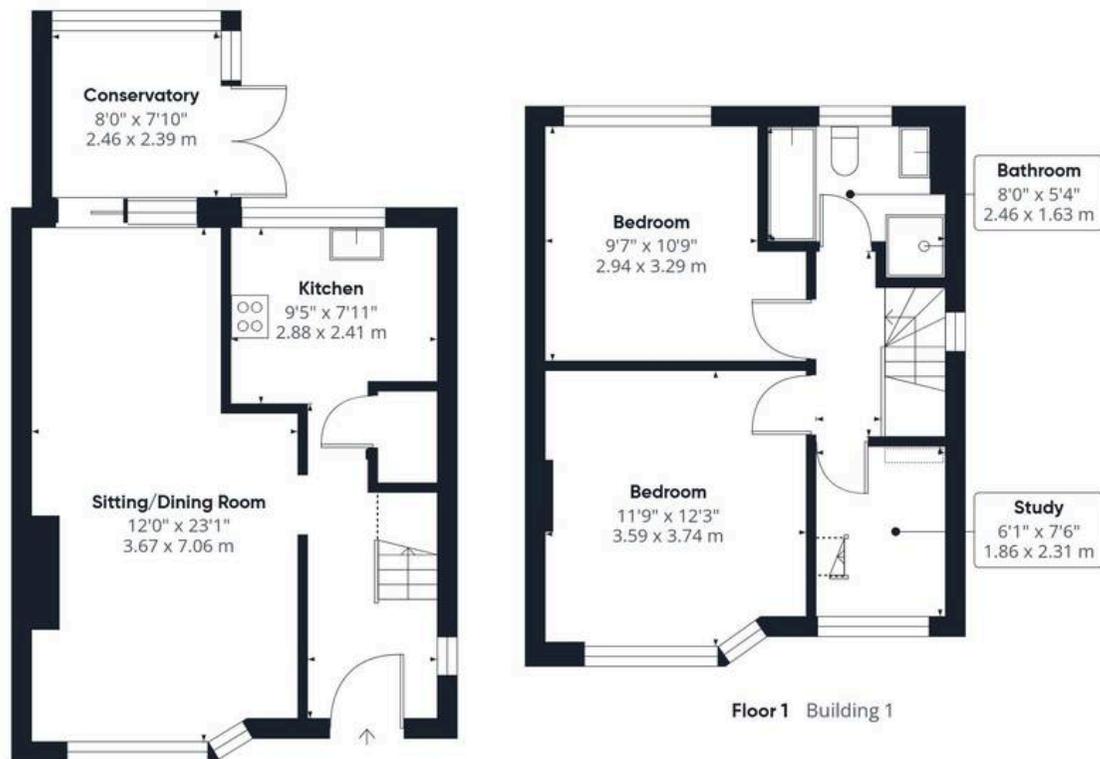




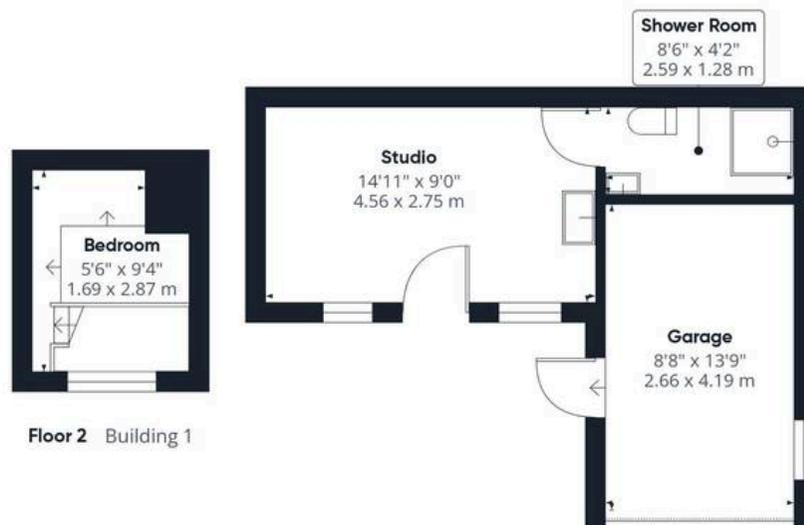
## THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and initially opens to a flagstone patio, ideal for outdoor furniture and alfresco dining during the summer months. The brick weave driveway continues to the right, leading to the garage which features an electrically operated roller door and a pedestrian side door. The remainder of the garden is predominantly laid to a well maintained lawn, with patio walkways leading to the side of the garage and a separate outbuilding. This versatile outbuilding has been fully insulated and benefits from heating and electrics, offering space for a double bed and soft furnishings. It also features a kitchenette with undercounter space for a fridge, wall and base units, and a sink. A door at the end of the room leads to a separate three piece shower room, complete with a glass enclosed shower cubicle, a wall mounted heated towel rail, and vanity storage below the sink.





Ground Floor Building 1



Floor 2 Building 1

Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1184 ft<sup>2</sup>  
110.1 m<sup>2</sup>

**Reduced headroom**

95 ft<sup>2</sup>  
8.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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