



## Le Safferne Gardens | , Norwich, NR3 4AR

**£1,400 pcm**

Gilson Bailey Lettings are delighted to offer this modern three storey, three double bedroom two bathroom executive house situated close to local shops, schools and within easy reach of the city centre. The accommodation comprises of an entrance hall, downstairs cloakroom, large living room, superb kitchen breakfast room with appliances, master bedroom with en-suite, second double bedroom with doors to balcony, third double bedroom, main bathroom with shower over the bath, allocated parking, private garden, gas central heating, double glazing, EPC rating Band B, Council Tax Band C, UNFURNISHED.

Available From: 12 August 2026




**Bathroom (First Floor)**

White suite comprising bath with thermostatic shower over, WC and wash basin. Chrome heated towel rail, extensive tiling.

**Bedroom 2 (First Floor)**

4.40m ( 14'6") x 3.20m ( 10'6")

Second large double bedroom with glazed double doors to the balcony over looking the garden. Radiator, TV point.

**Bedroom 3 (First Floor)**

3.00m ( 9'11") x 2.40m ( 7'11")

Third double bedroom, front aspect window, radiator, TV point.

**Bedroom 1 (Second Floor)**

4.40m ( 14'6") x 3.20m ( 10'6")

Master bedroom with front aspect window, walk in wardrobe / storage cupboard (limited head height), radiator, TV point, door to en-suite shower room.

**Bedroom 1 en-suite (Second Floor)**

Superb white suite comprising large corner shower, WC and wash basin. No less than 2 Velux windows, heated towel rail.

**Agents Note**

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

**Agents Note**

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

**Agents Note**

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

**Garden**

Private enclosed rear garden with lawn area, generous patio area, gate to parking area, timber shed. Small private front garden laid to lawn.

**Parking**

One private allocated off street parking space. Visitor parking and further unrestricted on street parking.

**Downstairs Cloakroom (Ground Floor)**

White suite comprising WC and wash basin. Tiled floor, radiator.

**Entrance Hall (Ground Floor)**

Part glazed front door to entrance hall, stairs to first floor, door to kitchen.

**Kitchen Breakfast Room (Ground Floor)**

3.70m ( 12'2") x 3.00m ( 9'11")

Impressive kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood, fridge/freezer, dishwasher and washing machine. Tiled floor, dining area.

**Living Room (Ground Floor)**

4.40m ( 14'6") x 3.70m ( 12'2")

Large living room with glazed doors to garden which allow much natural light in providing the room with a bright and welcoming feel. Walk in under stairs storage cupboard, TV point, radiator.

## Energy ratings

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	88	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

England & Wales EU Directive 2002/91/EC

**Directions:** Leave the city via the Sprowston Road, pass Roys Motor Company on the left and take the next left into Wall Road. Le Safferne Gardens is the next left.