



Red Admiral Way | , St Andrews Park, Norwich, NR13  
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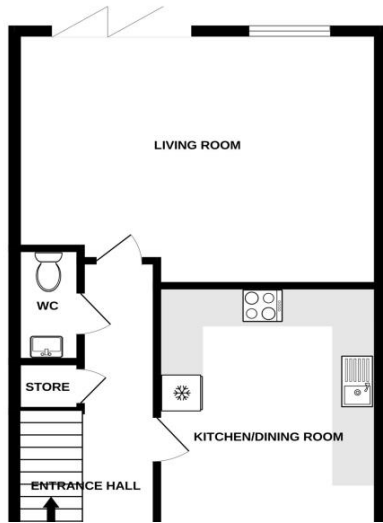
**£1,400 pcm**

Gilson Bailey Lettings are delighted to offer this simply stunning brand new three bedroom, two bathroom executive Georgian style home by Halsbury Homes, situated in a cul-de-sac location close to local shops, parks, schools, pubs and restaurants and all within easy reach of the City centre. The property is finished to an exceptionally high standard with superb features including high ceilings and big windows. The accommodation comprises of an entrance hall with storage, downstairs cloak room, large living room with glazed bi-fold doors to garden, stunning kitchen breakfast room with all appliances, master bedroom with en-suite shower room, second double bedroom, generous third bedroom, luxury main bathroom, enclosed private garden, two off street parking spaces, Energy Rating B, Awaiting Council Tax Band, UNFURNISHED



Available From: 13 August 2026

GROUND FLOOR


**Living Room (Ground Floor)**

5.00m ( 16'5" ) x 3.50m ( 11'6" )

Impressive main living room with glazed bi-folding doors to garden and big rear aspect window which allows much natural light in providing the room with a bright and relaxed feel. TV / BT points, radiator.

**Parking (Ground Floor)**

Two private allocated parking spaces. Unrestricted on street parking.

**Bedroom 1 (First Floor)**

4.20m ( 13'10" ) x 2.70m ( 8'11" )

Master bedroom, rear aspect window overlooking the garden, built in mirror front double wardrobe, radiator. Door to en-suite shower room.

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

Superb modern suite in white comprising shower cubicle with 'rainfall' shower, WC and wash basin. Heated towel rail, laminate floor, inset spot lights.

**Bedroom 2 (First Floor)**

3.30m ( 10'10" ) x 2.70m ( 8'11" )

Second double bedroom, front aspect window, radiator.

**Bedroom 3 (First Floor)**

2.80m ( 9'3" ) x 2.20m ( 7'3" )

Generous sized third bedroom, rear aspect window overlooking the garden. Radiator. This room would also make an ideal home office.

**Main Bathroom (First Floor)**

Luxury bathroom suite in white comprising bath with hand held shower, WC and wash basin. Heated towel rail, frosted window, inset spotlights, quality hard flooring.

**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.

1ST FLOOR


**Downstairs Cloakroom (Ground Floor)**

Modern white suite comprising WC and wash basin. Laminate floor, inset spotlights, radiator.

**Entrance Hall (Ground Floor)**

Part glazed front door leading to entrance hall, quality laminate floor, built in storage cupboard, radiator.

**Garden (Ground Floor)**

Fully enclosed private garden, mainly laid to lawn, patio area.

**Kitchen Dining Room (Ground Floor)**

4.90m ( 16'1" ) x 2.90m ( 9'7" )

Simply stunning kitchen with ample storage and work surface. Appliances include electric induction hob, double oven, cooker hood, dishwasher, fridge/freezer and washing machine. Dining area, front aspect window, inset spot lights.

## Energy ratings

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	96		
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</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		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (70-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

**Directions:** From Prince of Wales Rd proceed over the bridge and left onto Riverside Rd. Then over the roundabout onto Gurney Rd, at the end straight over the ring rd onto Salhouse Rd. Proceed over the lights, past the Racecourse pub and 1st right into St Andrews Park, then 1st right again.