



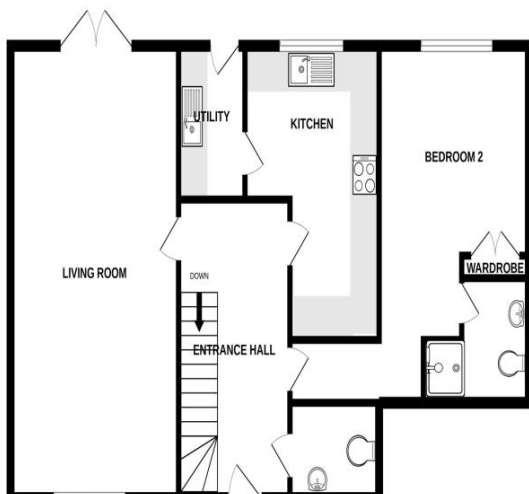
**The Loke, Dereham Road | , Norwich, NR5 8QG**

**£1,400 pcm**

Gilson Bailey Lettings are delighted to offer this well presented THREE double bedroom, THREE bathroom modern detached family house situated in this tucked away cul-de-sac location yet close by to a good range of amenities to include schooling, shops, supermarkets, pubs and restaurants. There is good public transfer links to and from the City centre with ease of access to the Longwater Retail Park, University of East Anglia, Norwich and Norwich University Hospital, Norwich Ring Road and A47 southern bypass. The accommodation comprises of an entrance hall, downstairs cloakroom, impressive 20ft long living room, kitchen with integrated appliances, separate utility room, master bedroom with en-suite shower room, second double bedroom, ground floor double bedroom with en-suite shower room, family bathroom, gas central heating, double glazing, private garden, off street private parking, Council Tax Band D, UNFURNISHED \*\*\*THREE BED DETACHED HOME\*\*



GROUND FLOOR  
815 sq.ft. (75.8 sq.m.) approx.



#### Kitchen (Ground Floor)

4.00m (13'2") x 3.00m (9'11")

Modern kitchen with ample storage and work surface. Integrated appliances including electric hob, oven, cooker hood, dishwasher, washing machine and fridge / freezer. Inset spot lighting.

#### Living Room (Ground Floor)

6.30m (20'9") x 3.50m (11'6")

Large 20ft long living room with glazed patio doors to garden and big front aspect window which allows much natural light in providing the room with a bright and welcoming feel. TV / BT points, radiator.

#### Utility Room (Ground Floor)

2.10m (6'11") x 1.60m (5'3")

Separate utility room with additional storage, work surface and sink. Door to garden.

#### Bathroom (First Floor)

Bathroom suite in white comprising bath, WC and wash basin. Chrome heated towel rail, Velux window.

#### Bedroom 1 (First Floor)

4.60m (15'2") x 3.40m (11'2")

Master bedroom, front aspect window, built in double wardrobe, radiator, door to en-suite shower room.

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

Modern white suite comprising shower cubicle, WC and wash basin. Chrome heated towel rail, Velux window.

#### Bedroom 3 (First Floor)

3.90m (12'10") x 3.30m (10'10")

Third double bedroom, built in wardrobe, front aspect window, radiator.

#### Agents Note

The tenants are in residence so these details and photos are only an indication of the property and some remedial work may be in progress.

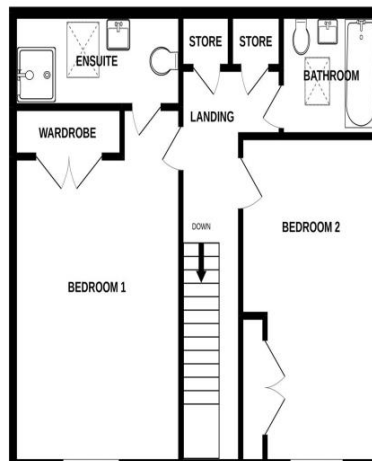
#### Garden

Fully enclosed private garden, small patio area large lawn area. Timber shed.

#### Parking

Two private off street parking spaces.

1ST FLOOR  
617 sq.ft. (57.4 sq.m.) approx.



#### Bedroom 2 (Ground Floor)

3.80m (12'6") x 3.10m (10'3")

Ground floor double bedroom, rear aspect window overlooking the garden, built in double wardrobe, radiator, door to en-suite shower room.

#### Bedroom 2 en-suite (Ground Floor)

Modern white suite comprising shower cubicle, WC and wash basin. Radiator, frosted window.

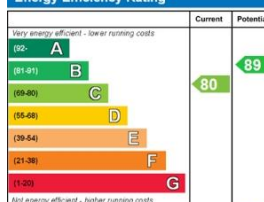
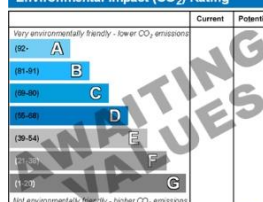
#### Downstairs Cloakroom (Ground Floor)

Modern white suite comprising WC and wash basin. Radiator, frosted window.

#### Entrance Hall (Ground Floor)

Part glazed front door to entrance hall. Built in storage, radiator, stairs to first floor.

## Energy ratings

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

**Directions:** Leave the city via the Dereham Road, proceed over the outer Ring Road roundabout and turn 1st left past the Qwik-fit, then left again into Tolhouse Road, at the T junction turn right and follow the road to the end which becomes The Loke.