



Gallard Way | , Norwich, NR13 6UJ

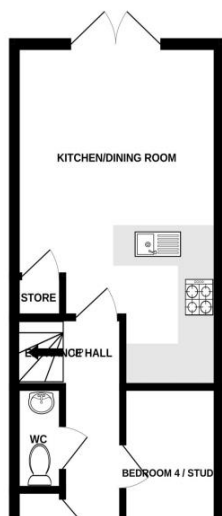
£1,595 pcm

Gilson Bailey are delighted to offer this superbly presented 4 bedroom, 2 bathroom, 3 storey modern home situated in this select new development close to local shops, schools and within easy reach of the City centre, A47 and A11. The accommodation comprises of an entrance hall, downstairs cloakroom, superb modern kitchen dining room with patio doors to garden, large living room, master bedroom with en-suite shower room, two further double bedrooms and a good sized single bedroom, bathroom with shower over the bath, private enclosed garden, off street driveway parking, gas central heating, double glazing, Energy Rating B, Council Tax Band D, PART FURNISHED

Available From: Now



GROUND FLOOR



Bedroom 1 (First Floor)

3.50m (11'6") x 3.10m (10'3")

Master bedroom, rear aspect window overlooking the garden. Radiator, door to en-suite shower room.

Bedroom 1 en-suite (First Floor)

Modern white suite comprising double sized shower cubicle, WC and wash basin. Frosted window, radiator.

Living Room (First Floor)

3.50m (11'6") x 3.40m (11'2")

Large living room with big front aspect window which allow much natural light in providing the room with a bright and relaxed feel. Laminate floor, TV point, radiator.

Bedroom 2 (Second Floor)

3.40m (11'2") x 2.20m (7'3")

Double bedroom, front aspect window, radiator.

Bedroom 3 (Second Floor)

3.50m (11'6") x 3.10m (10'3")

Double bedroom window, rear aspect Velux window, built in cupboard, radiator.

Main Bathroom (Second Floor)

Superb modern white suite comprising bath with shower over, WC and wash basin. Radiator.

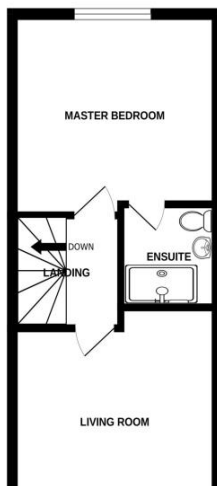
Garden

Fully enclosed private South West facing garden mainly laid to lawn. Side access gate, shed.

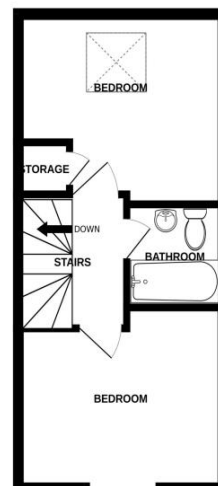
Parking

Private off street driveway, unrestricted on street parking.

1ST FLOOR



2ND FLOOR



Bedroom 4 / Study (Ground Floor)

2.60m (8'7") x 1.80m (5'11")

Good sized single bedroom, front aspect window, quality laminate floor, radiator. This room would also make an ideal home office.

Downstairs Cloakroom (Ground Floor)

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

Entrance Hall (Ground Floor)


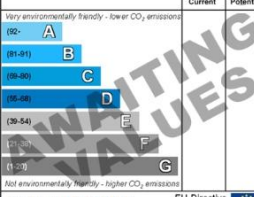
Part glazed front door to entrance hall. Built in cupboard, quality laminate floor, radiator, stairs to first floor.

Kitchen Dining Room (Ground Floor)

5.30m (17'5") x 2.50m (8'3")

Simply stunning modern wrap around kitchen with ample storage and work surface. Appliances include gas hob, oven and cooker hood. Opens to dining area with large glazed patio doors to garden. Laminate floor, built in storage, TV point, radiator.

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
85	95		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Directions: From Prince of Wales Rd proceed over the bridge left onto Riverside Rd. Then over the roundabout onto Gurney Rd, at the end straight over the ring rd onto Salhouse Rd. over the lights, past the Racecourse pub and take the 3rd right into Metcalf Rd, 1st right into Gallard Way.