





ST WILLIAMS WAY

THORPE ST ANDREW | NORWICH | NORFOLK | NR7 0AP

£312,500

Situated within walking distance of local amenities and facilities, this semi-detached bungalow has been extended to the rear and benefits from a large driveway with garage and lots of parking. There are large gardens with patio and lawn, three bedrooms and two receptions, UPVC double glazing and air source heat pump heating system. There are also photovoltaic panels along with air-conditioning. This property being offered with no chain.

- NO CHAIN
- AIR SOURCE HEAT PUMP
- GARAGE AND GARDENS
- 3 BEDROOMS
- 885 SQUARE FEET
- EPC - C



ENTRANCE HALL

with access to loft and timber flooring, wall mounted heater.

BEDROOM

A good size double bedroom with view to the front.

BEDROOM/RECEPTION

A good sized double bedroom with bay window to the front with wall mounted air-conditioning and heating unit. Alternatively a snug room or home office.

BEDROOM

A small double or large single bedroom with window to the side.

LOUNGE

A well proportioned room with door giving access to the rear conservatory, there is a focal point fireplace with bricks surround and ceramic hearth, a bright room flooded with light from the rear.

KITCHEN

A selection of oak units in base drawer and wall mounted style. There is an electric hob with oven below, wine fridge, space for fridge and freezer, plumbing for dishwasher and plumbing for automatic washing machine with the window to the side, all with ceramic tiled splashbacks and flooring.

REAL LOBBY

With large storage cupboard containing pressurised water cylinder.

BATHROOM

A five piece suite comprising basin, Bidet, WC, jet bath and quadrant shower with mains mixer, all with complementing splashbacks and surrounds as well as ceramic flooring and heated towel rail.

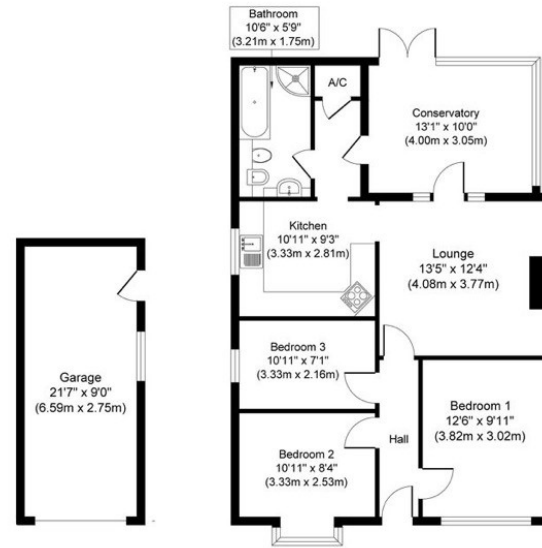
CONSERVATORY

With door and windows to the rear under a polycarbonate roof with low brick base with ceramic flooring, return door to the lounge.

OUTSIDE

To the front of the property is a brick weave driveway with parking for 4/5 vehicles leading to a garage of brick and tile construction with side personnel door, wired for light and power. To the rear is a large patio and sunken patio area, three timber sheds wired for power too as well as extensive lawn all enclosed by timber fencing and hedging. Adjacent to the garage at the rear of the property are the air source heat pump units as well as the air conditioning unit, which is also mirrored at the front. The property also has photovoltaic panels on the roof.





Garage
Approximate Floor Area
195 sq. ft
(18.12 sq. m)

Approximate Floor Area
885 sq. ft
(82.21 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. M1141

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