





WESTON WOOD ROAD

THORPE ST ANDREW NR7 0JY

This traditional 2 bedroomed bay fronted detached bungalow offers a non-estate position within a cul-de-sac in the ever-popular Thorpe St Andrew with its excellent local amenities & excellent access into the City Centre & the A47/Broadland Northway. Requiring some improvement but offer generous accommodation, a pleasant garden for the keen gardener & potential for extension to the existing accommodation (STPP). Earlier viewing is strongly recommended.

GUIDE PRICE £350,000

- DETACHED BUNGALOW
- 2 BEDROOMS
- LOUNGE & CONSERVATORY
- LOVELY GARDENS
- EPC D
- 832 SQUARE FEET



Double glazed UPVC door front door to

ENTRANCE HALL

Radiator. Panel doors to bedroom one, bedroom two, shower room, kitchen and lounge.

LOUNGE

Two radiators, sealed unit double glazed window to side.

Double glazed patio door to

oven, wall mounted gas fired boiler, sealed unit double glazed windows to side and rear.

Glazed panel door returning to the entrance hall.

BEDROOM 1

Radiator, sealed unit double glazed bay window to front. Fitted range of wardrobes, cupboards and bedside cabinets.

BEDROOM 2

Sealed unit double glazed bay window to front. Fitted full height wardrobes and cupboards to one wall.

OUTSIDE

Enclosed front garden with synthetic grass.

Driveway to side leading on to

GARAGE with light and power.

Enclosed rear garden laid to lawn, flower and shrub beds.

Timber garden shed.



CONSERVATORY

Sealed unit double glazed windows to sides and a rear. Double glazed french doors to the rear garden.

Double glazed door to

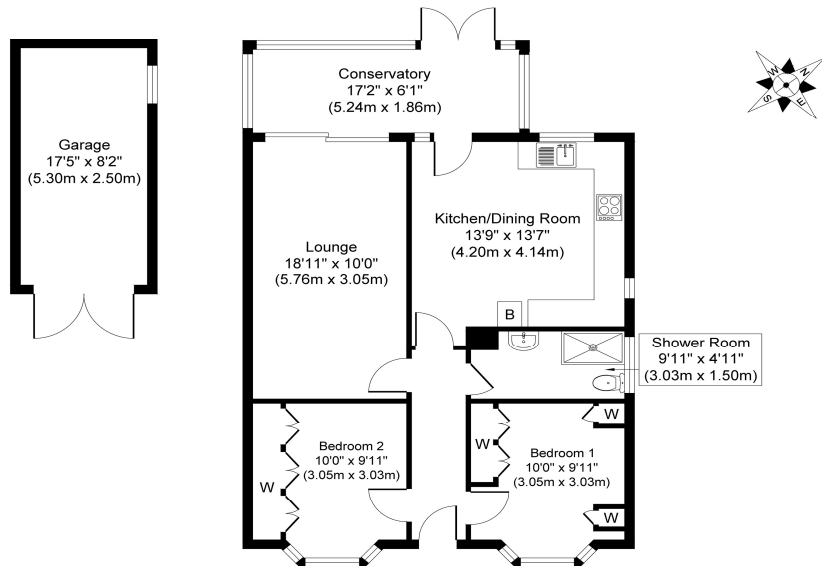
KITCHEN/DINING ROOM

Fitted comprising single drainer sink unit with mixed tap, work surfaces plus tiled splashbacks, base and eye level units, radiator, plumbing for automatic washing machine, built in electric hob and

SHOWER ROOM

White suite comprising large shower cubicle with mains shower, pedestal wash hand basin, WC, radiator, part tiled walls, sealed unit double glazed windows to side, loft access.





Approximate Floor Area
832 sq. ft
(77.28 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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