





## POUND LANE

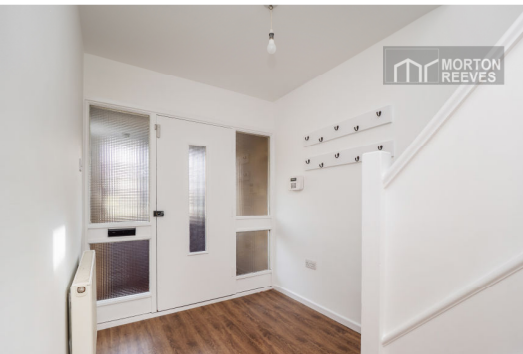
THORPE ST ANDREW | NR7 0UW |

GUIDE PRICE RANGE  
£325,000 To £350,000

This traditional 1959 3-bedroomed bay fronted semi-detached house, enjoys an attractive tucked away position in Thorpe St Andrew with its excellent schooling, shops, amenities, vehicular access to the City Centre, Broadland Northway & A47 Southern Bypass. The property offers a generous Lounge with bay, kitchen/dining/sitting room to the rear of the property & it is complemented with an enclosed private rear garden, off-road parking & garage. Early viewing is strongly recommended to appreciate the position and potential.

- TRADITIONAL SEMI\_DETACHED HOUSE
- 3 BEDROOMS, 2 BATHROOMS
- LOUNGE WITH BAY WINDOW
- KITCHEN/SITTING/DINING ROOM
- EPC D
- 1086 SQUARE FEET





Part glazed wood panelled front door and with matching side panels to

### ENTRANCE LOBBY

Quarry tiled flooring. Part glazed door and side panels to

### HALL

Radiator, laminate wood effect flooring. Stairway to first floor. Built in understairs cupboard. Doors to kitchen/dining/sitting room and lounge.

### LOUNGE

Radiator, sealed unit double glazed bay window to front. Sliding doors to

### KITCHEN/DINING/SITTING ROOM

DINING/SITTING ROOM Radiator. Double glazed French doors and side panels to the rear garden.

KITCHEN AREA Fitted comprising stainless steel single drainer sink unit with mixer tap inset to fitted rolled work surfaces and breakfast bar, range of base and eye level panelled units, built in gas hob with electric oven under and extractor hood over, integrated dishwasher, wall mounted gas fired boiler,

sealed unit double glazed window to rear. Return door to hall. Part glazed door to

### SIDE ENTRANCE LOBBY

Laminate wood effect flooring. Double glazed door to rear garden.

Access to

### UTILITY CUPBOARD

Plumbing for automatic washing machine.

### WALK IN CUPBOARD

### CLOAKROOM

WC, sealed unit double glazed window to rear, wall mounted electric heater.

### STAIRWAY TO LANDING

Sealed unit double glazed window to side, loft access. Doors to bedroom one, bedroom two, bedroom three and bath/shower room.

### BEDROOM 1

Radiator sealed unit double glazed bay window to front. Fitted twin double wardrobes.

### BEDROOM 2

Radiator, sealed unit double glazed window to rear. Panelled door to

### EN SUITE SHOWER ROOM

White suite comprising tiled shower cubicle with electric shower, wall mounted wash hand basin, WC, extractor unit.

### BEDROOM 3

Radiator, sealed unit double glazed window to front.

### BATH/SHOWER ROOM

White suite comprising panel-sided bath, pedestal wash hand basin, separate shower cubicle with mains shower, WC, Towel rail/radiator, sealed unit double glazed window to rear, extractor unit.

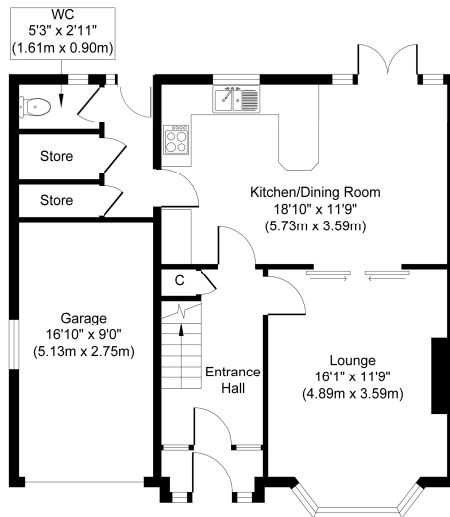
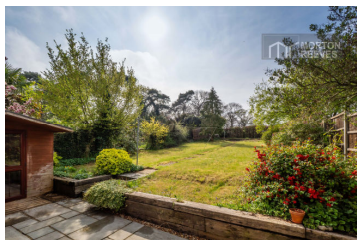
### OUTSIDE

Brick weaved driveway providing off-road parking and turning area. Single Garage.

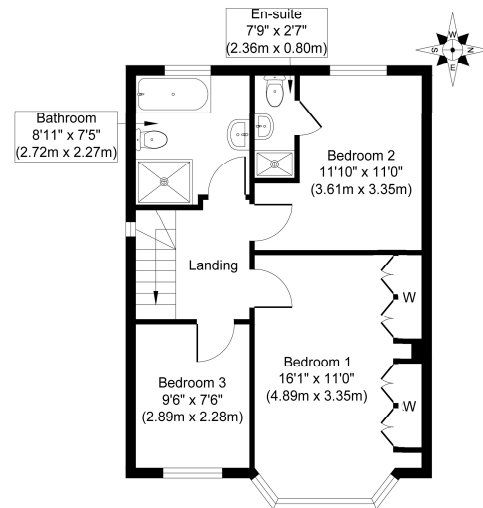
Side access via timber gate leading onto

Enclosed rear with a pleasant westerly aspect with lawn, flower beds, paved patio area. Timber summerhouse.





**Ground Floor**  
**Approximate Floor Area**  
**585 sq. ft**  
**(54.35 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**501 sq. ft**  
**(46.50 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

**The Dussindale Centre, Pound lane, Thorpe St Andrew, Norwich, NR7 0SR**  
**01603 432000**

