

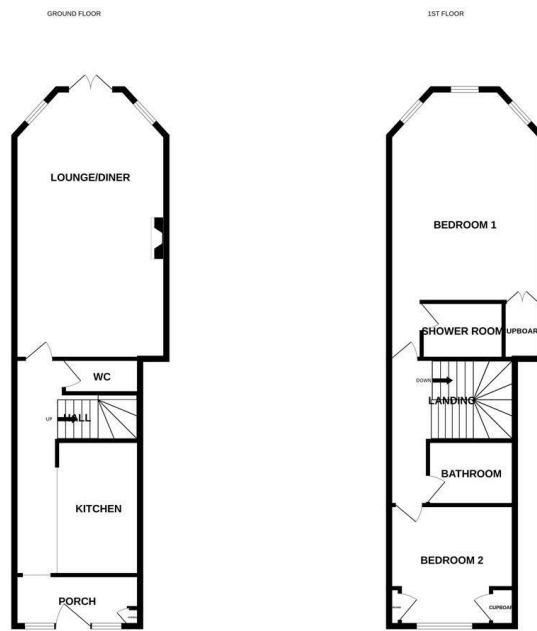


3 Park House St. Andrews Park | | Norwich | NR7 0GT

Guide Price £400,000

****SIMPLY INCREDIBLE HOUSE PROVIDING REAL WOW FACTOR**** Gilson Bailey are delighted to offer this RARELY AVAILABLE, STUNNING, GRADE II LISTED, TWO BEDROOM HOUSE situated in a quiet, converted development in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance hall, CONTEMPORARY FITTED KITCHEN, SPACIOUS LOUNGE/DINER and WC to the ground floor. On the first floor there are TWO DOUBLE BEDROOMS and a modern bathroom off landing with bedroom one having a LUXURIOUS EN-SUITE SHOWER ROOM. Outside there TWO OFF ROAD PARKING SPACES, lawned rear garden with patio area and well maintained communal grounds. The house benefits from gas heating, A WEALTH OF PERIOD FEATURES, high ceilings and has been modernised to a very high standard throughout. The property is a must see so be quick to book a viewing to appreciate the size and quality on offer.





While every attempt has been made to ensure the accuracy of the description contained herein, measurements of dates, locations, heights and any other items are approximate and the responsibility is made for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon have been noted and are guaranteed as to their availability or otherwise unless stated otherwise.
Made with Metaplan 02/03

Location

St Andrews Park is a sought after, exclusive development of traditional and modern homes offering communal grounds, allotments and a designated children's play area. It is Located on the edge of the popular suburb of Thorpe St. Andrew, St Andrews Park is approximately 4 miles from the centre of the Cathedral City of Norwich. Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Access to:

Kitchen 12'8" x 11'10"

Fitted wall and base units with worktops over, sink and drainer, space for Rangemaster cooker and American style fridge/freezer, integrated washing machine and dishwasher.

Lounge/Diner 25'4" x 14'4"

Two double glazed windows, patio doors, three radiators.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 25'7" x 14'5"

Three double glazed windows, radiator, built in wardrobe.

En-Suite 7'4" x 5'4"

Shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail.

Bedroom Two 11'9" x 11'3"

Sash window, radiator, built in wardrobes.

Bathroom 8'3" x 6'1"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail.

Outside

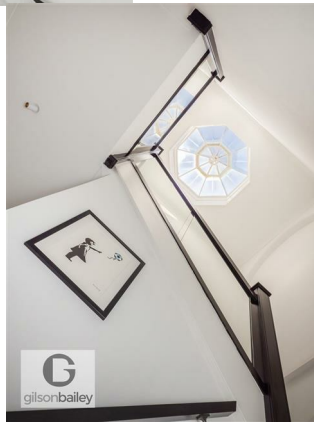
Well maintained communal grounds, lawned rear garden with patio seating area, two off road parking spaces and visitors parking.

Local Authority


Broadland District Council, Tax Band D.
Service charge - £700 per annum

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band D

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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