



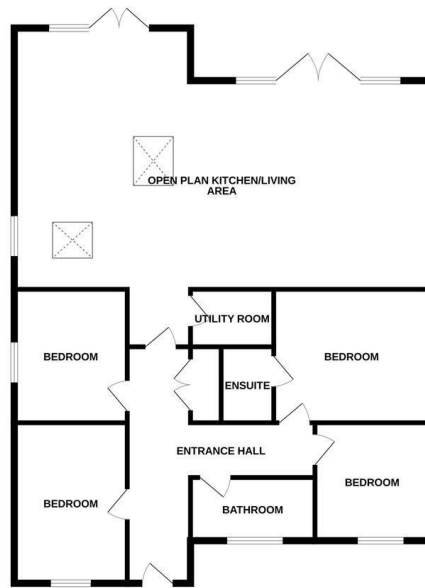
35 St. Andrews Avenue | | Norwich | NR7 0RG

£450,000

GUIDE PRICE £450,000 - £475,000 SIMPLY SUPERB RENOVATED AND EXTENDED DETACHED BUNGALOW ON A HIGHLY REQUESTED NO THROUGH ROAD IN THORPE ST ANDREW Gilson Bailey are delighted to offer this AMAZING FULLY RENOVATED, FOUR BEDROOM, DETACHED BUNGALOW situated in the popular suburb of Thorpe St Andrew. Accommodation comprises entrance hall, STUNNING OPEN PLAN KITCHEN/ LIVING AREA WITH FEATURE ISLAND AND SKYLIGHT, four bedrooms WITH THE MAIN BEDROOM HAVING AN EN-SUITE, stylish bathroom, and a utility room. Outside there is a SHINGLED DRIVEWAY providing ample off road parking, GARAGE WITH ELECTRIC DOOR, POWER AND LIGHTING and a large mainly lawned sunny rear garden WITH FEATURE PATIO IDEAL FOR ENTERTAINING. The bungalow benefits from new windows, new gas boiler, new carpets, electrics, and has the BENEFIT OF BEING OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the quality on offer.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, heights, widths and any other items are approximate and not necessarily to scale. No responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been inspected and no guarantee as to their condition or efficiency can be given. Made with Metaplan 02/08

Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, post office, popular local pubs and restaurants by the iconic River Green, shops and large Sainsburys supermarket within walking distance. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, The River Yare, Thorpe Marshes Nature Reserve, Foot Ferry to the Whitlingham Sports Park and the Norfolk Broads. There are fantastic public transport links in and out of the city centre, Horning, Wroxham and Brundall.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to open plan kitchen/living area, four bedrooms, utility room and bathroom.

Open Plan Kitchen/Living Area 3'7" x 21'7" x 11'10"

Quality fitted wall and base units with worktops over, central feature island, sink and drainer, fitted hob and oven, integrated dishwasher, two sets of patio doors, roof skylight, radiator.

Bedroom One 12'0" x 11'5"

Double glazed window, radiator.

En-Suite 5'10" x 5'5"

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

Bedroom Two 13'1" x 8'9"

Double glazed window, radiator.

Bedroom Three 10'4" x 8'11"

Double glazed window, radiator.

Bedroom Four 10'10" x 9'1"

Double glazed window, radiator.

Bathroom 8'5" x 5'2"

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

Outside

Large shingled front garden offering ample off road parking and a good sized lawned rear garden with feature patio area.

Garage

With electric up and over door.

Local Authority

Broadland District Council, Tax Band D.

Tenure


Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	51	
(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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01603764444