



**2a Hillside Avenue | | Norwich | NR7 0QN**

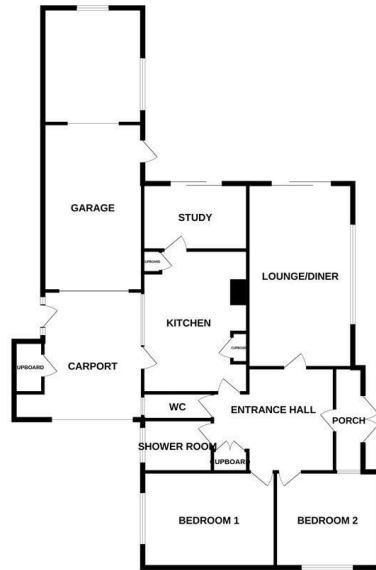
**£475,000**

**\*\*LARGE DETACHED BUNGALOW IN A RARELY AVAILABLE AND HIGHLY DESIRED LOCATION\*\*** Gilson Bailey are delighted to offer this SPACIOUS, TWO BEDROOM, DETACHED BUNGALOW situated in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance porch, grand entrance hall, lounge/diner, kitchen, study, two bedrooms, shower room and WC. Outside there is a sweeping front driveway providing ample off road parking leading to a GARAGE and WORKSHOP with power and lighting. To the rear there is a well maintained, mature garden that isn't overlooked. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the size and location on offer.





GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are not intended to constitute any warranty as to their condition or efficiency and are for general information only. Made with MyPlan 12/2018

### Location

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 Porch

Door to:

#### Entrance Hall

Doors to lounge, kitchen/diner, two bedrooms, shower room and WC.

#### Lounge/Diner 20'11" x 11'11"

Double glazed window, sliding patio doors, radiator.

#### Kitchen 15'10" x 11'11"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and washing machine, double glazed window, radiator, side door.

#### Study 11'11" x 7'3"

Sliding patio doors, radiator.

#### Bedroom One 15'0" x 10'10"

Double glazed window, radiator.

#### Bedroom Two 12'0" x 10'10"

Double glazed window, radiator.

#### Shower Room 7'11" x 5'10"

Shower cubicle, hand wash basin, radiator, frosted double glazed window.

#### WC

Low level WC, hand wash basin, frosted double glazed window.

#### Outside Front

Mature plants and shrubs and large shingled driveway providing ample off road parking.

#### Garage 19'8" x 11'3"

With power and lighting.

#### Workshop 13'1" x 11'5"

With power and lighting.

#### Outside Rear

L-shaped lawned garden, mature plants and shrubs, greenhouse, enclosed by hedging and fencing with side gate access.

#### Local Authority

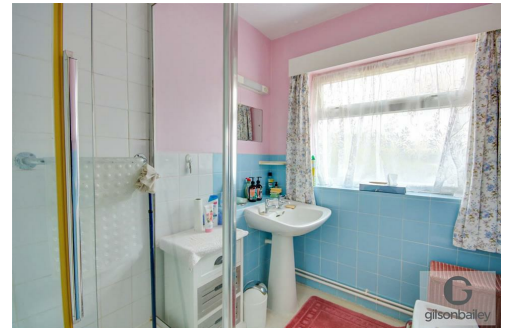
Broadland District Council, Tax Band C.

#### Tenure


Freehold

#### Utilities

Standard broadband available.  
Mains water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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