



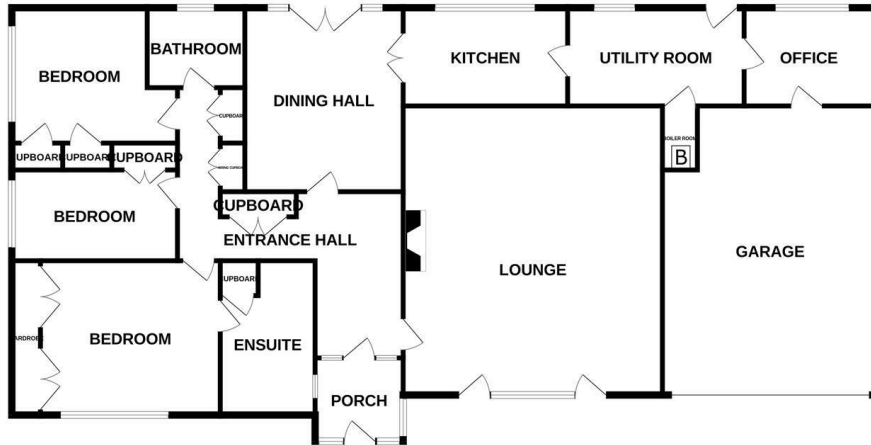
145 Yarmouth Road | | Norwich | NR7 0SA

£695,000

****UNIQUE DETACHED BUNGALOW SET BACK ON A SUBSTANTIAL PLOT****
Gilson Bailey are delighted to offer this INCREDIBLY SPACIOUS, THREE BEDROOM, DETACHED BUNGALOW hidden away on a large plot in the highly requested suburb of Thorpe St Andrew. Accommodation comprising entrance porch and hallway, sizable lounge, dining room, kitchen, utility room, office, THREE BEDROOMS and a bathroom with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a sweeping driveway and lawned garden to the front leading to a DOUBLE GARAGE with power, lighting and a workbench. To the rear there is a tiered and mainly paved garden with mature plants and shrubs ideal for alfresco dining. The bungalow benefits from double glazing, oil heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent family home so be quick to book a viewing to appreciate the size and location on offer.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, doctors surgery, 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:

Hallway

Doors to lounge, dining room, three bedrooms and a bathroom.

Lounge 23'6" x 20'11"

Double glazed window, radiator, two doors to front.

Dining Room 15'1" x 12'9"

Patio doors, radiator.

Kitchen 13'3" x 7'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, double glazed window.

Utility Room 14'3" x 7'4"

Fitted base units with worktops over, sink and drainer, space for fridge/freezer and washing machine, double glazed window, door to rear.

Office 10'9" x 7'4"

Double glazed window, radiator.

Bedroom One 14'3" x 12'5"

Double glazed window, radiator, built in wardrobes.

En-Suite 12'4" x 7'9"

Shower cubicle, panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 13'4" x 10'11"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 13'4" x 7'4"

Double glazed window, radiator.

Bathroom 7'11" x 6'5"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Large lawned garden with mature plants, shrubs and trees, driveway providing ample off road parking, enclosed by timber fencing and hedging.

Double Garage 25'8" x 17'10"

With power, lighting and workbench area.

Outside Rear

Paved tiered garden with mature plants and shrubs, seating area, summerhouse, enclosed by fencing with side gate access.

Local Authority

Broadland District Council, Tax Band F.


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		
(69-80) C		70
(55-68) D	54	
(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 F

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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