



179 Thunder Lane | | NORWICH | NR7 0JF

Guide Price £350,000

****GUIDE PRICE £350,000 - £375,000 STUNNING BAY FRONTED EXTENDED HOUSE ON A REQUESTED ROAD IN THORPE ST ANDREW**** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance hall, bay fronted lounge, kitchen, dining room, family room and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a lawned front garden and driveway providing OFF ROAD PARKING leading to a SINGLE GARAGE and OUTSIDE STUDIO currently being used as a home office. To the rear there is a patio seating area that leads to an extensive lawned garden ideal for entertaining or alfresco dining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes a perfect family home so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of dates, locations, levels and any other items are approximate and not necessarily to scale for any reason. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to be a guarantee as to their availability or otherwise and are given as-is with Multiple Listing Service.

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 Hall

Doors to lounge, kitchen, dining room, WC and stairs to first floor.

Lounge 12'7" x 12'0"

Bay fronted double glazed window, radiator, cast iron fireplace.

Kitchen 15'2" x 9'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, freezer, washing machine and dishwasher, two double glazed windows.

Dining Room 11'5" x 11'4"

Radiator.

Family Room 11'4" x 8'5"

Door to side, sliding patio doors, radiator.

WC

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'9" x 10'11"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 11'4" x 10'2"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 8'0" x 7'11"

Double glazed window, radiator.

Bathroom 7'0" x 6'3"

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

Outside Front

Lawned garden with mature plants and shrubs, large driveway providing ample off road parking.

Outside Rear

Patio seating area, large lawned garden, mature plants and shrubs, greenhouse, timber shed, enclosed by timber fencing and brick walling.

Garage 18'11" x 10'3"

Home Office 9'9" x 9'4"

Double glazed window, power and lighting.

Local Authority

Broadland District Council, Tax Band C.

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		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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