



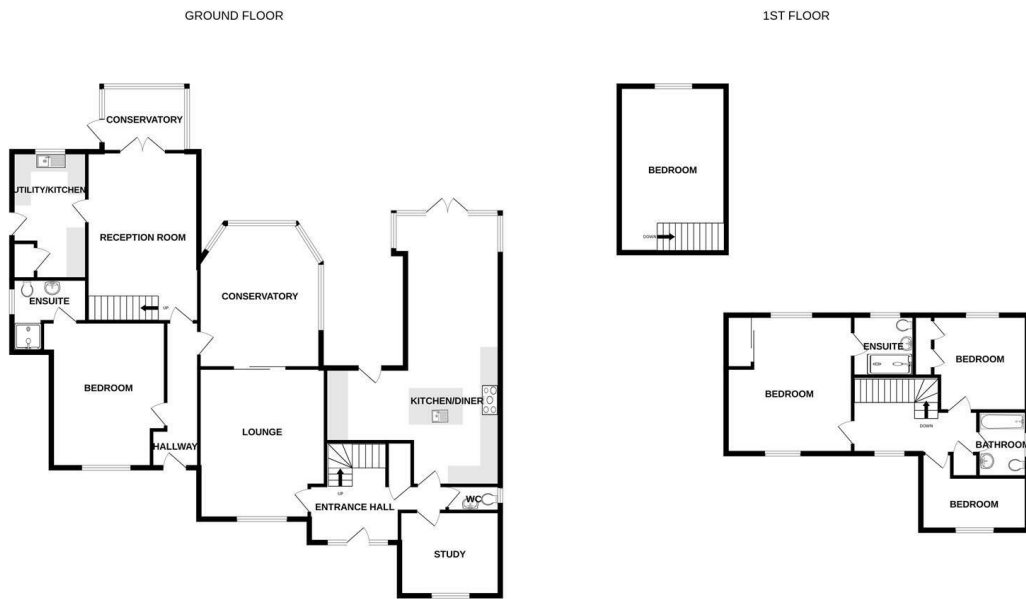
38 Howard Close | | Norwich | NR7 0LE

£675,000

****SUBSTANTIAL HOME IN A HIGHLY SOUGHT AFTER LOCATION OFFERING SPACE FOR ALL THE FAMILY**** Gilson Bailey are delighted to offer this incredibly versatile, unique, detached family home offering excellent ANNEXE POTENTIAL and independence for all age groups in a requested location in Thorpe St Andrew. Accommodation comprising a welcoming entrance hall, downstairs WC, study, stunning open plan kitchen/dining room ideal for hosting with double doors out onto the rear garden, spacious lounge, conservatory with a door giving access to further accommodation which would be ideal for an annexe with a further downstairs bedroom and a modern en suite shower room, reception room with stairs leading to another bedroom, conservatory, and quality fitted utility/kitchen. On the first floor there are three bedrooms off landing with the main bedroom having a newly fitted en-suite, there is also a separate, newly fitted, contemporary family bathroom. Outside to the front of the property is a low maintenance driveway that provides ample off road parking and to the rear is a stunning large, mature and well tended garden with its trees and hedging creating a colourful backdrop and sense of privacy. There are ample spaces within the garden to sit and relax and take in the sun, as well as a large storage shed.

The house has been greatly improved by its current owners and benefits from double glazing, gas central heating, and is in excellent order throughout. An internal viewing is highly recommended to appreciate the space and potential on offer.





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, 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/diner, study, WC, storage cupboard and stairs to first floor.

Lounge 15'4" x 13'11"

Double glazed window, radiator, sliding patio doors.

Kitchen/Diner 30'1" x 17'10"

Quality fitted wall and base units with large centre island, two ceramic inset sinks with tap over, Range cooker, fitted oven and microwave, integrated dishwasher, space for fridge/freezer, patio doors, two radiators, Velux windows, spotlights, boiler.

Study 11'1" x 9'3"

Double glazed window, radiator, built in storage.

Conservatory 16'4" x 14'1"

Double glazed construction, radiator, door to hallway.

Bedroom 16'0" x 13'6"

Double glazed window, radiator.

En-Suite 8'1" x 7'10"

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

Reception Room 18'8" x 12'3"

Patio doors, two radiators, stairs to bedroom.

Bedroom 18'2" x 11'4"

Double glazed window, radiator.

Utility/Kitchen 13'5" x 8'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge or freezer, washing machine and tumble dryer, double glazed window, radiator, door to side, boiler.

Conservatory 9'3" x 7'3"

Double glazed construction with door to garden, radiator.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom 15'4" x 13'10"

Two double glazed windows, two radiators, built in wardrobe.

En-Suite 6'10" x 5'8"

Shower cubicle, low level WC, hand wash basin, heated towel rail, tiled walls, frosted double glazed window.

Bedroom 9'11" x 9'10"

Double glazed window, radiator, built in wardrobe.

Bedroom 11'2" x 6'5"

Double glazed window, radiator.

Bathroom 8'0" x 5'5"

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

Outside Front

Driveway providing ample off road parking for five or more cars.

Outside Rear

Two private patio seating areas, large lawned garden, gravelled seating area with arbour, mature plants, shrubs and trees, storage shed, bin storage area, enclosed by hedging and timber fencing with dual side gate access.

Local Authority

Broadland District Council, Tax Band E.


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	67	
(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 E

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.