



**24a Thorpe Avenue | | Norwich | NR7 0XA**

## **Offers In Excess Of £280,000**

**\*\*OFFERED WITH NO ONWARD CHAIN ON A LARGE PLOT\*\*** Gilson Bailey are delighted to offer this SPACIOUS, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance hall, lounge, kitchen and dining room to the ground floor. On the first floor there are THREE BEDROOMS and a shower room off landing. Outside there is a front driveway providing off road parking leading to an INTEGRAL GARAGE and to the rear there is a LARGE LAWNED GARDEN. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or family home so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as a guide for any prospective purchaser. The fixtures, fittings and appliances shown here are not intended and are for guidance as to their location or position only for general information.

## 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 kitchen, dining room and stairs to first floor.

### Lounge 17'7" x 10'10"

Double glazed window, two radiators, door to rear.

### Dining Room 18'1" x 11'6"

Double glazed window, radiator.

### Kitchen 10'2" x 8'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, door to garage.

### First Floor Landing

Doors to three bedrooms and shower room.

### Bedroom One 14'9" x 8'11"

Double glazed window, radiator.

### Bedroom Two 11'6" x 8'10"

Double glazed window, radiator.

### Bedroom Three 10'3" x 9'0"

Double glazed window, radiator.

### Shower Room 8'7" x 6'5"

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

### Outside Front

Driveway providing off road parking leading to an integral garage.

### Outside Rear

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

### 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) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>82</b>   |
| (69-80) <b>C</b>                            | <b>68</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<br>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.