

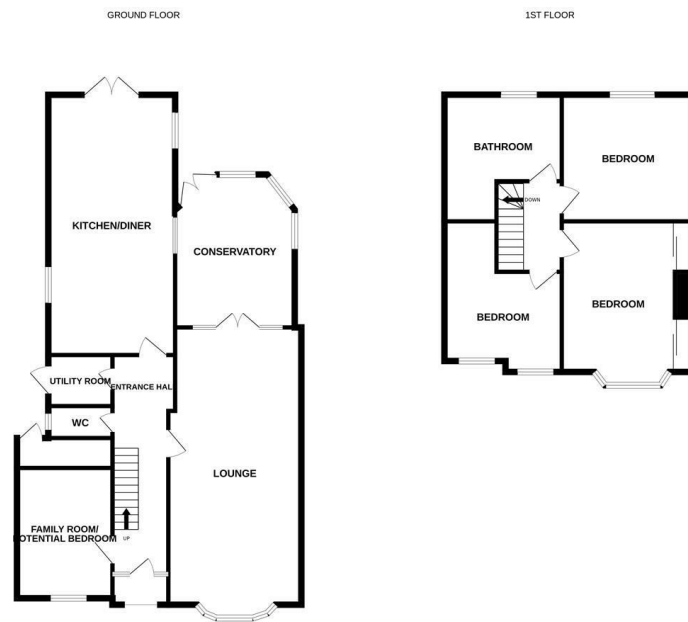


265 Thunder Lane | | Norwich | NR7 0JA

Guide Price £450,000

****GUIDE PRICE £450,000 - £475,000** UNIQUE EXTENDED SEMI DETACHED HOUSE ON A REQUESTED ROAD IN THORPE ST ANDREW** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE with an approx square footage of 1448ft situated in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance hall, bay fronted lounge, kitchen/diner, family room/potential bedroom, conservatory, utility room and WC to the ground floor. On the first floor there are three more bedrooms and a bathroom off landing. Outside there is a shingled front garden and driveway providing OFF ROAD PARKING and to the rear there is a well maintained, private rear garden and timber decking seating area 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.**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 names, systems and appliances shown have not been tested and no guarantee as to their operation or condition can be given. Made with Metropac 02026 107 6766

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, bedroom, kitchen/diner, utility room, WC and stairs to first floor.

Lounge 26'8" x 11'6"

Bay fronted double glazed window, patio doors, two radiators.

Kitchen/Diner 23'10" x 11'5"

Fitted wall and base units with worktops over, sink and drainer, space for range cooker, fridge/freezer and dishwasher, radiator, two double glazed windows, patio doors.

Family Room/Potential Bedroom 12'7" x 8'4"

Double glazed window, radiator.

Conservatory 14'0" x 11'1"

Double glazed construction with doors to garden.

Utility Room 7'4" x 5'1"

Space for washing machine, radiator, door to side.

WC

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'9" x 10'4"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 11'6" x 11'6"

Double glazed window, radiator.

Bedroom Three 11'11" x 11'0"

Two double glazed windows, radiator.

Bathroom 11'1" x 11'0"

Corner bath, shower cubicle, low level WC, two hand wash basins, heated towel rail, frosted double glazed window.

Outside Front

Large shingled driveway providing off road parking.

Outside Rear

Timber decking and patio seating areas, lawned garden, mature plants, shrubs and trees, 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) A		
(81-91) B		84
(69-80) C	73	
(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 C

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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