



36 Thor Close | | Norwich | NR7 0JT

Offers In Excess Of £325,000

****EXTENDED CHALET BUNGALOW OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, SEMI DETACHED, CHALET BUNGALOW situated in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance hall, lounge, MODERN FITTED KITCHEN, bathroom, two bedrooms, study area and conservatory to the ground floor. On the first floor there is another bedroom. Outside there is a DRIVEWAY to the front providing off road parking and to the rear there is a LARGE, MATURE GARDEN with an OUTSIDE STUDIO currently being used as a salon. The chalet benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, areas 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 is given for their condition or reliability in the future. Made with Metropac 02022.

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, two bedrooms, bathroom and study with stairs to first floor.

Lounge 12'4" x 11'9"

Patio doors, radiator.

Kitchen 10'4" x 9'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, radiator.

Bathroom 10'3" x 4'10"

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

Conservatory 10'0" x 9'3"

Double glazed construction, door to garden, radiator.

Bedroom Two 12'6" x 7'2"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 10'4" x 6'11"

Double glazed window, radiator.

First Floor Landing

Access to:

Bedroom One 17'6" x 10'4"

Velux window, radiator.

Outside Front

Driveway providing off road parking.

Outside Rear

Patio seating area, mature plants and shrubs, outside studio, timber sheds, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band B.


Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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