

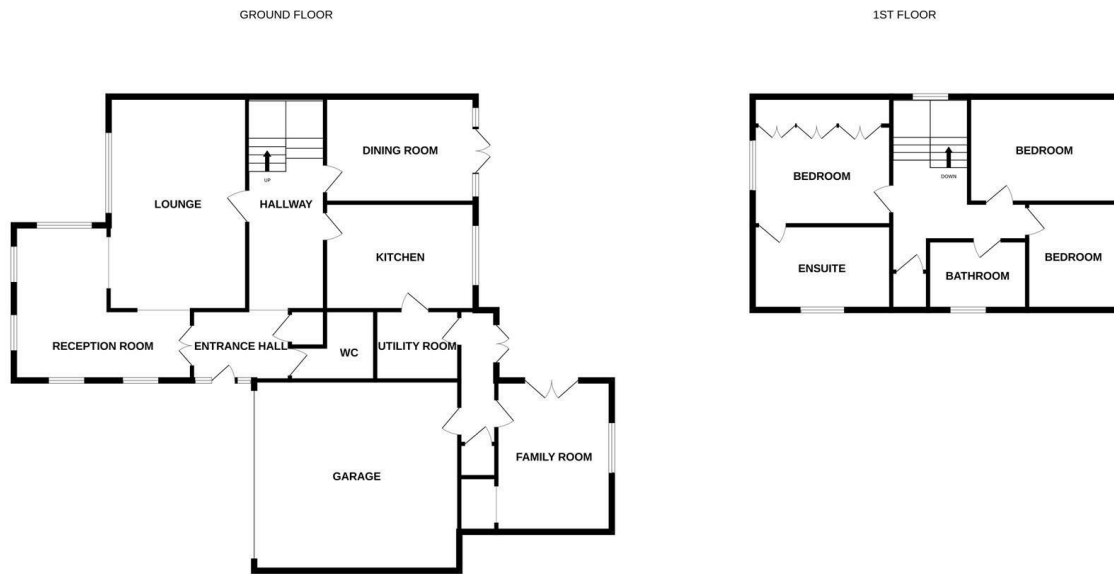


**7a Stanley Avenue | | Norwich | NR7 0BE**

**£540,000**

**\*\*RARELY AVAILABLE INDIVIDUALLY BUILT DETACHED HOUSE ON A SOUGHT AFTER TREE-LINED ROAD\*\*** Gilson Bailey are delighted to offer this SPACIOUS, THREE BEDROOM (FORMERLY A FOUR BEDROOM), DETACHED FAMILY HOME situated on a GENEROUS PLOT in the highly sought after Thorpe Hamlet area of Norwich. Accommodation comprising entrance hall, lounge, reception room, dining room, kitchen, utility room, family room and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE. Outside there is a private front garden, LARGE DRIVEWAY PROVIDING OFF ROAD PARKING, GARAGE with power and lighting and a PRIVATE, TIERED REAR GARDEN. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent family home so be quick to book a viewing to appreciate the size and location 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 Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

## Accommodation Comprises

Front door to:

### Entrance Hall

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

### Lounge 19'10" x 12'10"

Double glazed window, radiator.

### Reception Room 16'6" x 14'5"

Four double glazed windows, two radiators.

### Dining Room 13'10" x 10'0"

Patio doors, radiator.

### Kitchen 13'8" x 9'9"

fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge, double glazed window.

### Utility Room 7'8" x 5'10"

Fitted base units, sink and drainer, space for washing machine.

### Family Room 14'0" x 11'4"

Patio doors, double glazed window, radiator.

### WC 7'3" x 5'9"

Low level WC, hand wash basin.

## First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 13'0" x 10'0"+

Double glazed window, radiator, built in wardrobes.

### En-Suite 12'3" x 7'10"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

### Bedroom Two 13'9" x 9'11"

Double glazed window, radiator.

### Bedroom Three 9'8" x 8'9"

Double glazed window, radiator.

### Bathroom 9'1" x 6'4"

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

## Outside Front

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

### Garage 19'9" x 17'8"

With power and lighting.

## Outside Rear

Tiered, paved garden with mature plants and shrubs, summerhouse, enclosed by timber fencing.

## Local Authority

Norwich City 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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 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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