



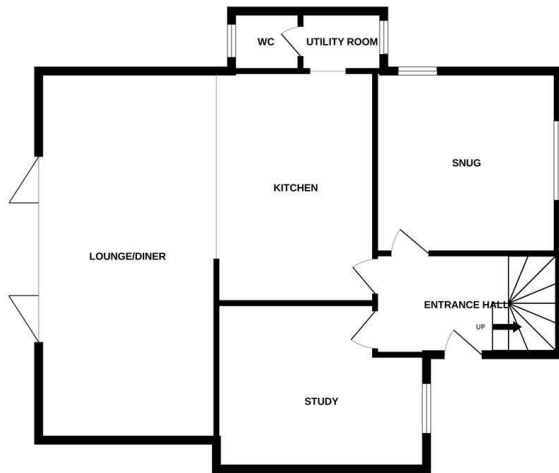
11 St. Andrews Close | | Norwich | NR7 0RJ

Offers In Excess Of £595,000

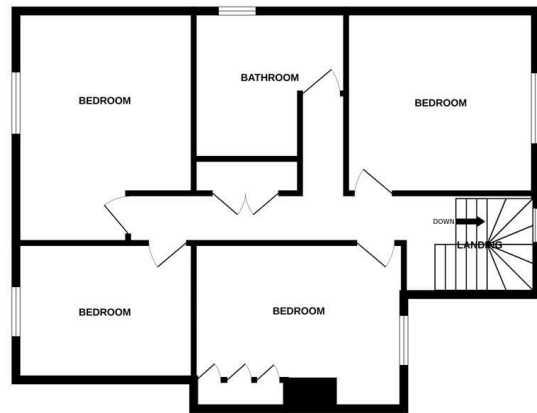
****EXTENDED AND RENOVATED HOME IN A HIGHLY SOUGHT AFTER LOCATION****
 Gilson Bailey are delighted to offer this STUNNING, EXTENDED, FOUR BEDROOM, SEMI DETACHED HOUSE situated in a peaceful spot in the requested suburb of Thorpe St Andrew. Accommodation comprising entrance hall, newly fitted kitchen, spacious lounge/diner with bi-fold doors, snug with a log burner, study, utility room and WC to the ground floor. On the first floor there are FOUR DOUBLE BEDROOMS and a stylish bathroom with a feature roll top bath off landing. Outside there is a FRONT DRIVEWAY providing off road parking and to the rear there is a LARGE, MATURE LAWNED GARDEN with patio seating areas ideal for entertaining or alfresco dining. The house has been dramatically improved by its current owners and benefits from double glazing, gas heating with the PERFECT BLEND OF CONTEMPORARY UPGRADES AND ORIGINAL CHARACTER AND CHARM THROUGHOUT. The property would suit a wide array of buyers due to its location so be quick to book a viewing to appreciate the size, quality and location on offer.



GROUND FLOOR



1ST FLOOR



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, doctors surgery, 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, snug, study and stairs to first floor.

Kitchen 15'6" x 10'7"

Fitted base units with worktops over, sink and drainer, space for Range cooker and fridge/freezer, integrated dishwasher, herringbone flooring, spotlights.

Lounge/Diner 24'8" x 11'10"

Bi-fold patio doors, two radiators, herringbone flooring.

Snug 12'2" x 12'2"

Double glazed window, radiator, log burner.

Study 14'0" x 11'1"

Double glazed window, radiator, cast iron fireplace.

Utility Room 5'6" x 4'0"

Space for washing machine and tumble dryer.

WC 4'7" x 4'0"

Low level WC, hand wash basin.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 15'7" x 11'11"

Double glazed window, radiator, wooden flooring.

Bedroom Two 12'3" x 12'3"

Double glazed window, radiator, cast iron fireplace, wooden flooring.

Bedroom Three 14'0" x 11'1"

Double glazed window, radiator, built in wardrobes, wooden flooring.

Bedroom Four 11'11" x 8'9"

Double glazed window, radiator, wooden flooring.

Bathroom 10'4" x 9'10"

Rolltop bath, shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Shingled garden with mature shrubs and heading and driveway providing off road parking.

Outside Rear

Lawned garden with mature plants and shrubs, patio seating areas, enclosed by timber fencing with side access.

Local Authority

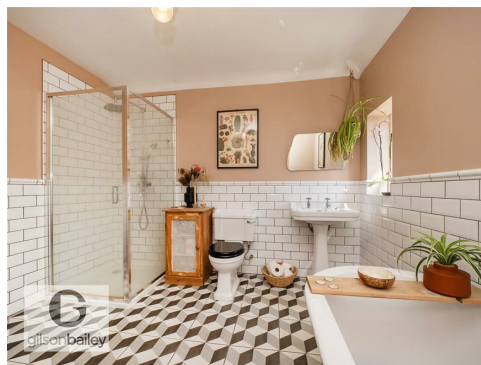
Broadland District Council, Tax Band D.

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 | | |
| (69-80) C | | |
| (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 D

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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01603764444