



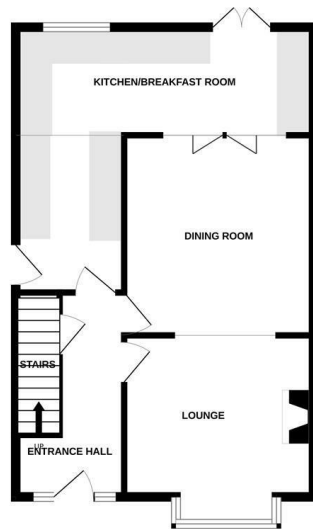
202 Thunder Lane | | Thorpe St Andrew | NR7 0AB

Guide Price £340,000

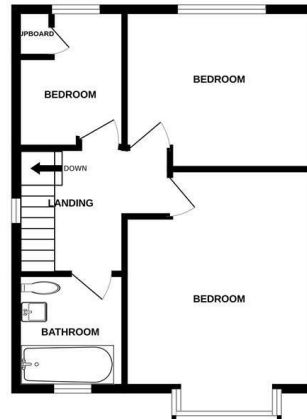
****GUIDE PRICE £340,000 - £350,000 STUNNING EXTENDED SEMI DETACHED HOUSE ON THE PRESTIGIOUS THUNDER LANE**** Gilson Bailey are delighted to offer this BEAUTIFULLY PRESENTED, EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance hall, lounge/diner, 'L' shaped kitchen/breakfast room and WC to the ground floor. On the first floor there are THREE BEDROOMS and a modern fitted bathroom off landing. Outside there is a FRONT DRIVEWAY providing ample off road parking and to the rear there is a LARGE GARDEN with a SINGLE GARAGE. The house benefits from double glazing, gas heating and is in HIGH QUALITY CONDITION THROUGHOUT. The property would make an excellent family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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, 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

Staircase to first floor, doors to lounge/dining room, kitchen/breakfast room, WC and radiator.

WC

Frosted double glazed window to side aspect, low level wc, hand wash basin.

Lounge/Dining Room 27'6" into bay x 11'8"

Double glazed window to front aspect, TV point, ceiling rose, picture rail, feature working gas fire. Door to:

Kitchen/Breakfast Room 16'11" maximum x 19'2"

Quality fitted wall and base units with worktops over, larder cupboard, space for fridge/freezer, oven with induction hob and extractor hood over, one and a half bowl sink and drainer, tiled splashbacks, two double glazed Velux windows, heated towel rail, double glazed window to rear aspect, door to side aspect, patio doors to garden, built-in dishwasher, space for washing machine, cupboard with water softener, wine cooler.

First Floor Landing

Doors to three bedrooms and bathroom, double glazed window to side aspect.

Bedroom One 16'4" into bay x 11'8"

Double glazed window to front aspect, radiator, built-in wardrobe, picture rails.

Bedroom Two 11'7" x 11'0"

Double glazed window to rear aspect, radiator.

Bedroom Three 10'3" x 6'9"

Double glazed window to rear aspect, airing cupboard, radiator.

Bathroom

Frosted double glazed window to front aspect, low level wc, hand wash basin, bath with shower over, heated towel rail, tiled splashbacks.

Front Garden

To the front of the property there is a large shingled driveway providing ample off-road parking, enclosed by hedging. Gated access to the rear.

Garage

Single garage with slated roof.

Rear Garden

Enclosed by timber fencing, mainly lawned with patio area.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

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		82
(69-80) C		
(55-68) D	58	
(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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