



Birchwood House, 38a Yarmouth Road | | Norwich

LN7 9EG

£475,000

GUIDE PRICE: £475,000 - £500,000 **RARELY AVAILABLE PROPERTY DATING BACK TO THE 1820'S OOZING CHARACTER FEATURES AND MODERN CHARM** Gilson Bailey are delighted to offer this STUNNING, FOUR BEDROOM, LINK DETACHED HOUSE, a former Forge and Hotel situated by the River Green in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance hall, modern fitted kitchen with fitted appliances and a center island, cosy lounge with an open fireplace, utility room and a light and airy garden room. On the first floor there are FOUR GOOD SIZED BEDROOMS and a bathroom off landing with one bedroom having an EN-SUITE SHOWER ROOM and one having a MEZZANINE offering study space and eaves storage. Outside there is a PRIVATE and SECLUDED COURTYARD GARDEN and a garage providing OFF ROAD PARKING. The house benefits from double glazing, gas heating and has been modernised to a very high standard by the current vendor. The property would make a great family home so be quick to book a viewing to appreciate the size, quality 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 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, kitchen, utility room and stairs to first floor.

Lounge 13'6" x 12'3"

Open fireplace, radiator, doors to garden room.

Kitchen 13'11" x 12'3"

Fitted wall and base units with worktops over, butler sink with tap over, fitted hob and double oven, integrated fridge/freezer, dishwasher and wine cooler, double glazed window, radiator.

Utility Room 7'0" x 5'8"

Space for washing machine and tumble dryer, low level WC, hand wash basin, double glazed window.

Garden Room 14'9" x 8'6"

Double glazed construction with patio doors to garden, radiator.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 13'0" x 11'6"

Double glazed window, radiator, built in wardrobes, door to:

En-Suite 8'9" x 2'11"

Shower cubicle, low level WC, hand wash basin, radiator.

Bedroom Two 12'8" x 11'10"

Two double glazed windows, radiator.

Mezzanine Bedroom Three 11'10" x 11'1"

Two double glazed windows, radiator, stairs to mezzanine area with Velux window and eaves storage.

Bedroom Four 11'1" x 10'2"

Two double glazed windows, radiator, built in wardrobes.

Bathroom 12'3" x 4'5"

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

Outside

Private, paved courtyard ideal for alfresco dining enclosed by brick walling with rear access to garage.

Garage 20'6" x 9'8"

Local Authority

Broadland District Council, Tax Band D.

Tenure


Freehold

Utilities

Fibre to the cabinet 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		
(55-68) D	59	
(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

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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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