



53 Booty Road | | Norwich | NR7 0NE

Guide Price £410,000

LAUNCH DAY SATURDAY 15TH MARCH **GUIDE PRICE £410,000 - £420,000 FULLY RENOVATED AND EXTENDED BUNGALOW BACKING ONTO WOODLAND** Gilson Bailey are thrilled to present this exceptional, extended three-bedroom semi-detached bungalow, set in a serene and sought-after location in Thorpe St Andrew. Offering a spacious entrance hall, a stunning kitchen/diner with integrated appliances and full-length, aluminium bi-fold doors that seamlessly connect to the private garden, a cosy lounge, and three generously sized double bedrooms, this property is perfect for family living. The modern, stylish bathroom adds to the appeal of this beautifully maintained home. Outside, a large shingled driveway provides ample off-road parking, while the impressive rear garden, with a porcelain-tiled patio, is ideal for entertaining or alfresco dining, all set against the backdrop of peaceful woodland. With new double glazing, luxurious Karndean luxury vinyl tiles and carpets, underfloor heating throughout, full insulation, and newly updated plumbing and electrics, this home offers all the comforts of modern living. Early viewing is highly recommended to appreciate the sheer quality, space, and unbeatable location of this stunning bungalow – it won't be on the market for long!





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other details 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 accuracy, validity and applicability of this plan are not to be relied upon and no guarantee is to be given. Made with Metaphor 12/2019

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 three bedrooms, shower room and open access to:

Kitchen/Diner 23'3" x 11'0"

Quality fitted wall and base units with white quartz worktops over, sink and drainer, Neff induction hob with extractor, fitted Neff oven, integrated fridge/freezer, Bosch dishwasher, Hoover washing machine and wine fridge, skylights, bi-fold patio doors, spotlights, underfloor heating, Karndean flooring.

Lounge 13'9" x 10'9"

Underfloor heating, spotlights, Karndean flooring.

Bedroom One 13'2" x 10'4"

Double glazed window, new carpet, underfloor heating.

Bedroom Two 10'10" x 9'9"

Double glazed window, new carpet, underfloor heating.

Bedroom Three 10'4" x 8'9"

Double glazed window, new carpet, underfloor heating.

Bathroom 10'4" x 8'1"

Large panelled bath, walk-in shower with Spanish stone shower tray, low level WC, hand wash basin, heated towel rail, frosted double glazed window, Karndean herringbone luxury vinyl tiles, Porcelanosa wall tiles.

Outside Front

Large shingled driveway providing ample off road parking.

Outside Rear

Raised patio seating area, lawned garden, large timber shed, enclosed by timber fencing and backing onto the woods.

Local Authority

Broadland District Council, Tax Band B.

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		87
(69-80) C	73	
(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 B

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.

<https://www.gilsonbailey.co.uk>
01603764444