



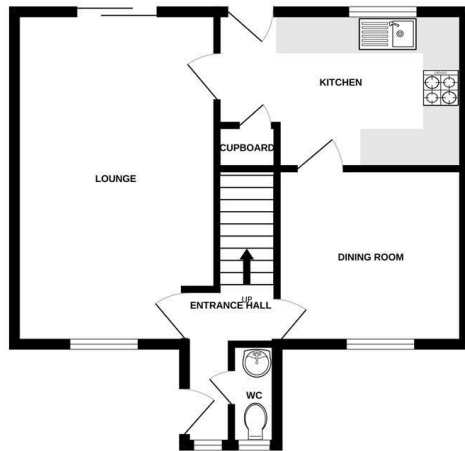
**12 Blakestone Drive | | Norwich | NR7 0LF**

**£350,000**

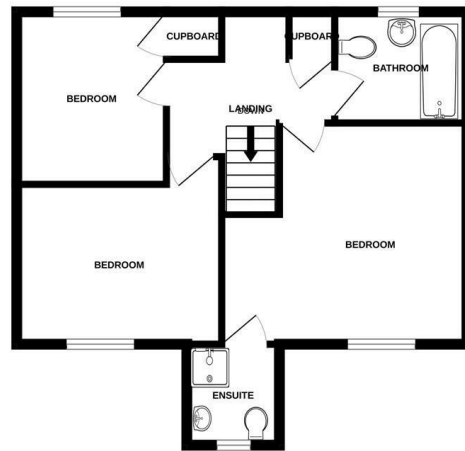
**\*\*DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this THREE BEDROOM, DETACHED HOUSE situated in a QUIET CUL-DE-SAC in the highly desirable suburb of Thorpe St Andrew. Accommodation comprising entrance hall, lounge, dining room, kitchen and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a FRONT DRIVEWAY providing off road parking leading to a SINGLE GARAGE and PRIVATE, LOW MAINTENANCE 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.



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, 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, dining room, WC and stairs to first floor.

### Lounge 17'10" x 10'10"

Double glazed window, radiator, sliding patio doors.

### Dining Room 10'3" x 8'5"

Double glazed window, radiator.

### Kitchen 13'4" x 8'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, freezer and washing machine, double glazed window, radiator, door to rear.

### WC

Low level WC, hand wash basin, frosted double glazed window.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 13'5" x 11'6"

Double glazed window, radiator, fitted wardrobes.

### En-Suite 5'10" x 5'7"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

### Bedroom Two 11'6" x 11'0"

Double glazed window, radiator.

### Bedroom Three 9'0" x 8'0"

Double glazed window, radiator.

### Bathroom 7'1" x 6'0"

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

### Outside Front

Driveway providing off road parking leading to a single garage.

### Outside Rear

Paved and lawned garden enclosed by timber fencing with side gate access.

### Local Authority

Broadland District Council, Tax Band D.

### Tenure

Freehold


### Utilities

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>		<b>81</b>
(69-80) <b>C</b>	<b>65</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	

#### 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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