



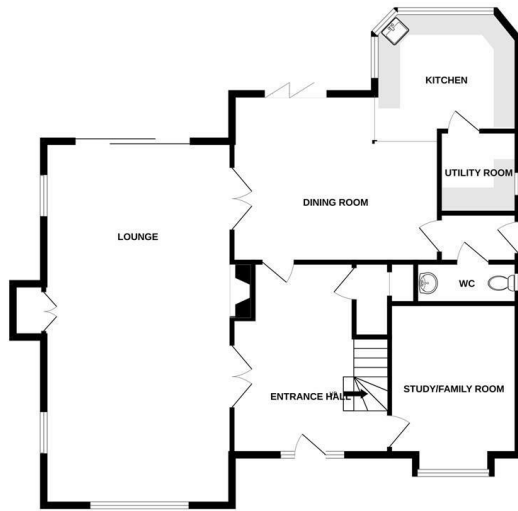
3 Barber Place | | Norwich | NR7 0HG

Guide Price £775,000

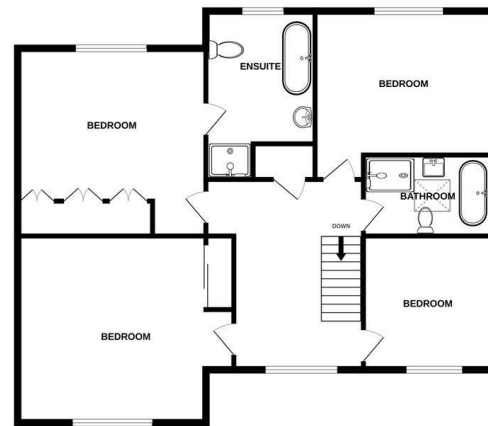
****GUIDE PRICE £775,000 - £825,000 RARELY AVAILABLE 2,282 SQUARE FEET FAMILY HOME, LOCATED DOWN A PRIVATE DRIVE IN THORPE ST ANDREW WITHIN WALKING DISTANCE TO THE ICONIC RIVER GREEN**** Gilson Bailey are delighted to offer this INCREDIBLE, FOUR DOUBLE BEDROOM, EXECUTIVE, DETACHED FAMILY HOME tucked away in a sought after location in the highly requested suburb of Thorpe St Andrew. Accommodation comprising a welcoming entrance hall, spacious lounge with a wood burner, open plan kitchen/ dining room with bi-fold patio doors, utility room, WC and study/family room to the ground floor. On the first floor there are FOUR DOUBLE BEDROOMS and a family bathroom off landing with bedroom one having an EN-SUITE BATHROOM. Outside you approach the house from a PRIVATE ROAD that leads you to a LARGE DRIVEWAY providing off road parking for multiple vehicles and a DOUBLE GARAGE with power, lighting and a workshop area. To the rear there is a LANDSCAPED REAR GARDEN ideal for entertaining. The property benefits from double glazing throughout, gas central heating and is in excellent condition throughout. 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, 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, snug/family room, large downstairs storage cupboard and stairs to first floor.

Lounge 29'0" x 14'11"

Sliding patio doors, double glazed window, large fireplace with wood burner, two radiators, storage cupboard.

Dining Room 16'6" x 13'4"

Bi-fold patio doors, radiator, double doors.

Kitchen 11'10" x 11'2"

Fitted wall and base units with granite worktops over, butler sink with tap over, Range cooker and fridge/freezer, integrated dishwasher, double glazed windows.

Utility Room 5'11" x 5'2"

Space for washing machine and tumble dryer, sink and drainer, radiator, frosted double glazed window.

WC

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

Study/Family Room 13'6" x 10'3"

Double glazed window, radiator.

First Floor Landing

Doors to four bedrooms, bathroom and airing cupboard.

Bedroom One 15'3" x 15'0"

Double glazed window, radiator, bespoke made IKEA fitted wardrobes.

En-Suite 10'0" x 9'0"

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

Bedroom Two 12'6" x 13'5"

Double glazed window, radiator, bespoke made IKEA fitted wardrobe.

Bedroom Three 13'5" x 13'1"

Double glazed window, radiator.

Bedroom Four 12'1" x 11'8"

Double glazed window, radiator.

Bathroom 10'1" x 6'3"

Shower cubicle with rainfall shower, curved bath, low level WC, hand wash basin, heated towel rail, velux window.

Outside Front

Large shingled driveway providing off road parking for multiple vehicles.

Double Garage 29'1" x 18'6"

With power, lighting and workshop area.

Outside Rear

Patio seating area, lawned garden, vegetable patch, mature plants, shrubs and trees, storage shed, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band F.

Tenure


Freehold

Utilities

Standard 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 F

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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