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11 Janet Smith Close | | Norwich | NR7 0PU

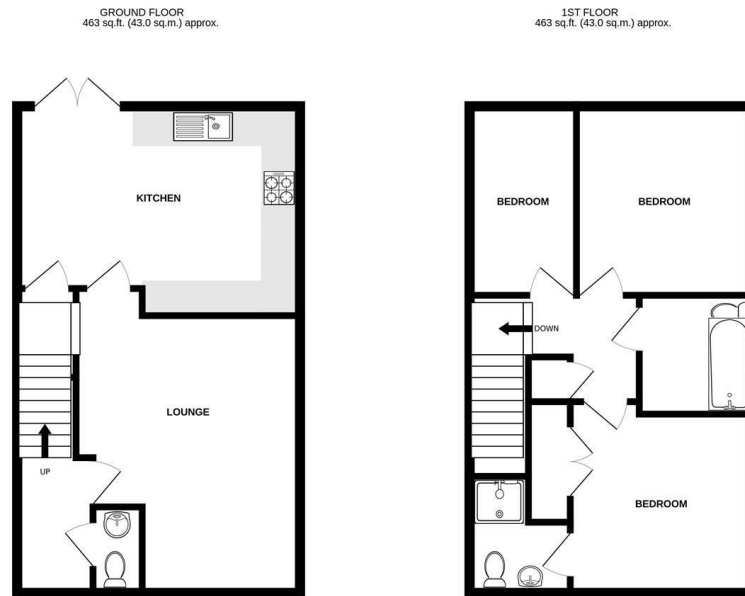
£280,000

GUIDE PRICE: £280,000 - £290,000 **Stylish and Immaculately Presented Semi-Detached Home in Thorpe St. Andrew** Set on a private road in the highly desirable residential area of Thorpe St. Andrew, this beautifully finished semi-detached house offers an exceptional opportunity for first-time buyers or young families alike. Beautifully maintained by the current owners, the property boasts a high-quality finish throughout, including a newly fitted contemporary kitchen that forms the heart of the home.

The accommodation comprises an inviting entrance hall, convenient cloakroom, a spacious lounge, and a stunning open-plan kitchen/diner to the ground floor. Upstairs, you'll find three well-proportioned bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom.

Externally, the property benefits from off-road parking to the front and a secluded, low-maintenance rear garden—ideal for relaxing or entertaining. This turn-key home is ready to move into and truly must be seen to be fully appreciated. Early viewing is highly recommended.

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TOTAL FLOOR AREA: 926 sq.ft. (86.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix i5025

Accommodation Comprises

Door to:

Hallway

Door to, Downstairs WC & Lounge

Downstairs WC

Hand wash basin & Low level WC

Lounge 16'0" x 13'1"

Door to Kitchen, double glazed window to front, Feature paneling.

Kitchen/Dining room 16'4" x 12'1"

Newly fitted kitchen and work tops with wall and base units, Integrated double fridge freezer and washing machine. Door to under stairs storage and French doors to the rear garden.

First Floor Landing

Doors to, WC, Bedroom one, two and three.

Bedroom One 10'5" x 9'6"

Radiator, double glazed window to front and door to En-suite.

Bedroom Two 10'9" x 10'2"

Double glazed window to rear, Radiator, door to landing

Bedroom Three 10'9" x 5'10"

Double glazed window to rear, Radiator door, to landing.

En-suite

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

Bathroom

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window

Tenure

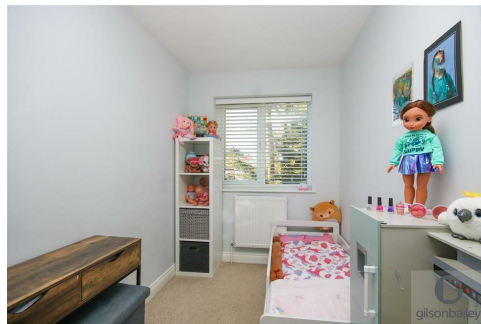
Freehold

Local Authority


Broadland District Council, Tax band C

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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

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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