



7 Gorse Road | Thorpe St Andrew | Norwich | NR7 0AY

Guide Price £365,000

****STUNNING EXTENDED CHALET BUNGALOW MAKING THE PERFECT FAMILY HOME**** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, FOUR BEDROOM, SEMI DETACHED, CHALET BUNGALOW situated in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance hall, lounge/diner, kitchen, modern bathroom and two bedrooms to the ground floor. On the first floor there are two more bedrooms with one having a WC. Outside there is a AMPLE OFF ROAD PARKING TO THE FRONT and to the rear there is a LARGE, SECLUDED GARDEN ideal for entertaining or alfresco dining. The chalet benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great family home so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, heights and any other facts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used on such by any prospective purchaser. The actual, layout and dimensions shown here are not intended and no guarantee is to be made as to the accuracy of the floorplans. Measurements are to the internal face of walls and doors.

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 two bedrooms and lounge/diner.

Bedroom One 10'5" x 9'11"

Double glazed window, radiator.

Bedroom Two 11'8" x 9'8"

Double glazed window, radiator.

Lounge/Diner 21'5" x 13'3"

Stairs to first floor, French doors, double glazed windows, two radiators.

Kitchen 13'4" x 9'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, two double glazed windows, French doors.

Bathroom 10'9" x 6'5"

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

First Floor Landing

Doors to two bedrooms.

Bedroom Three 15'3" x 11'5"

Velux window, radiator.

Bedroom Four 22'11" x 11'7"

Double glazed window, radiator, WC with toilet and hand wash basin.

Outside Front

Driveway providing ample off road parking.

Outside Rear

Timber decking seating area, large lawned garden, mature plants and shrubs, enclosed by timber fencing.

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		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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