



**9 Primrose Crescent | | NORWICH | NR7 0SE**

**£260,000**

**\*\*STUNNING SEMI DETACHED HOUSE\*\*** Gilson Bailey are delighted to offer this beautifully renovated, three bedroom, semi detached house situated in the highly requested suburb of Thorpe St Andrew with accommodation comprising, entrance hall, impressive open plan lounge/kitchen/diner, utility room and bathroom to the ground floor. On the first floor there are three bedrooms off landing. Outside there is a lawned front garden and an enclosed rear garden with timber decked seating area. The house benefits from double glazing, gas heating and has been renovated throughout recently. Be quick to book a viewing to appreciate the quality on offer.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other items 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 services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency, can be given. Made valid November 2020.

## 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

Stairs to first floor and door to:

### Open Plan Lounge/Kitchen/Diner 20'6" x 15'3"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, double glazed window to front and rear, radiator, storage cupboard.

### Utility Room 11'1" x 4'9"

Fitted wall and base units with worktops over, space for fridge/freezer, washing machine and tumble dryer, double glazed window to side, PVC door to side, radiator.

### Bathroom 7'2" x 4'8"

Panelled bath with rainfall shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window to side.

## First Floor Landing

Doors to three bedrooms.

### Bedroom One 15'1" x 9'6"

Double glazed window to front and side, radiator, storage cupboard.

### Bedroom Two 10'9" x 7'5"

Double glazed window to rear, radiator.

### Bedroom Three 7'9" x 7'6"

Double glazed window to side, radiator.

## Outside Front

Lawned garden enclosed by hedging and fencing.

## Outside Rear

Shingled garden with timber decking seating area enclosed by timber fencing.

## Local Authority

Broadland District Council, Tax Band B.

## Tenure

Freehold


## Utilities

Fibre to the cabinet broadband available.  
Mains water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	

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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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