



## 17 Hilly Plantation | Thorpe St Andrew | Norwich | NR7

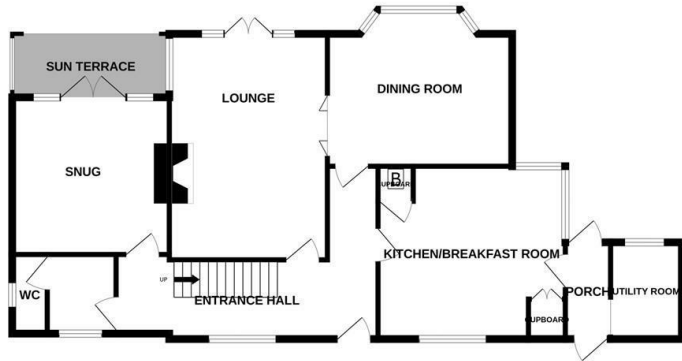
**Offers In Excess Of £800,000**

**\*\* RARELY AVAILABLE HOME IN SOUGHT AFTER LOCATION \*\*** Gilson Bailey are thrilled to present this exceptional and rarely available four-bedroom detached residence, nestled on an expansive plot in the exclusive Hilly Plantation area of Thorpe St Andrew – affectionately known as “Millionaires’ Row” for its luxurious homes, elevated setting, and breathtaking views. Brimming with charm and endless potential, this impressive property boasts a grand entrance hall, spacious lounge, elegant dining room, kitchen/breakfast room, cosy snug with sun terrace, utility room, cloakroom and WC on the ground floor. Upstairs offers four bedrooms, a family bathroom, separate shower room, and a stunning principal bedroom complete with private balcony overlooking the beautifully mature rear garden and views of Norwich. Outside, a long, sweeping driveway meanders through your very own woodland approach, providing a sense of privacy and grandeur, with ample parking and a double garage. The substantial, secluded rear garden is a true haven – perfect for alfresco dining, entertaining or simply relaxing among nature. While the home would benefit from modernisation, it represents a rare opportunity to create something truly spectacular in one of the most desirable locations Norwich has to offer. Early viewing is essential to fully appreciate the scale, setting and potential of this remarkable home.

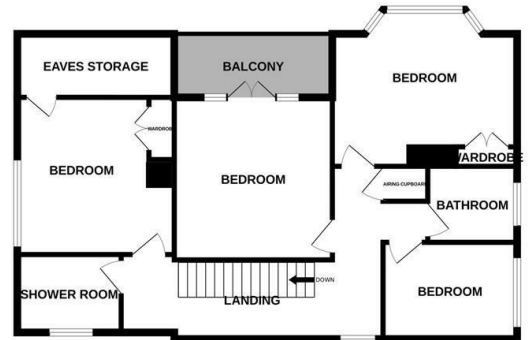




GROUND FLOOR



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, kitchen/breakfast room, snug, WC and stairs to first floor.

### Lounge 18'6" x 12'0"

Patio doors, window, radiator, fireplace.

### Dining Room 14'0" x 14'0"

Bay fronted window, radiator.

### Kitchen/Breakfast Room 14'0" x 13'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for dishwasher, three windows, radiator, door to side.

### Snug 11'11" x 11'10"

Doors to sun terrace, radiator.

### Utility Room 7'4" x 5'7"

Space for washing machine and tumble dryer.

### WC

Low level WC, hand wash basin, window.

### First Floor Landing

Doors to four bedrooms, bathroom, shower room and airing cupboard.

### Bedroom One 12'5" x 12'0"

Patio doors to balcony, radiator.

### Bedroom Two 14'0" x 13'5"

Bay fronted window, radiator.

### Bedroom Three 12'5" x 11'10"

Window, radiator, eaves storage.

### Bedroom Four 10'1" x 7'2"

Window, radiator.

### Bathroom 6'6" x 5'7"

Panelled bath, hand wash basin, radiator, frosted window.

### Shower Room 8'1" x 5'11"

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

### Outside Front

Long sweeping driveway through a private woodland area leading to a double garage and ample off road parking.

### Outside Rear

Patio seating area with lovely views and steps down to large lawned garden, mature plants, shrubs and trees, enclosed by hedging and fencing.

### Local Authority

Broadland District Council, Tax Band F.

### Tenure


Freehold

### Utilities

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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>28</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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