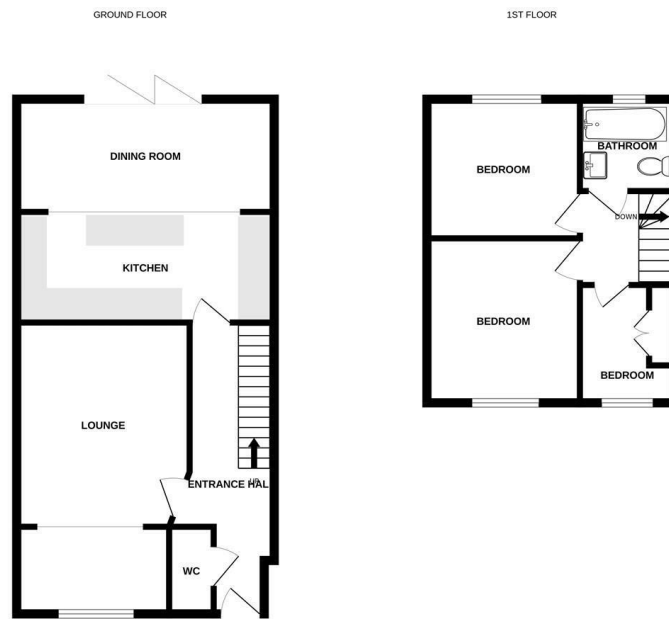


**130 Furze Road | | Norwich | NR7 0AU**

## Guide Price £325,000

**\*\*GUIDE PRICE £325,000 - £350,000 NEWLY RENOVATED AND EXTENDED HOME IN A REQUESTED LOCATION\*\*** Gilson Bailey are thrilled to present this truly stunning and beautifully extended three-bedroom mid-terrace home, perfectly positioned in the ever-desirable suburb of Thorpe St Andrew. Immaculately renovated to an exceptional standard, this stylish residence seamlessly blends modern luxury with everyday comfort. Step inside to find a welcoming entrance hall, a handy downstairs WC, a cosy yet elegant lounge, and a show-stopping open-plan kitchen/diner complete with sleek finishes and impressive bi-fold doors that flood the space with natural light and open out to a generous landscaped garden—perfect for summer entertaining. Upstairs boasts three well-proportioned bedrooms and a chic, contemporary family bathroom. With a private driveway for off-road parking, brand-new double glazing, and efficient gas central heating, this exquisite home is the perfect turnkey property. Early viewing is essential to fully appreciate the space, quality, and lifestyle on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 operation or efficiency can be given. Made with Hozonplan (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

Doors to lounge, kitchen/diner, WC and stairs to first floor.

### Lounge 18'8" x 9'9"

Double glazed window, two radiators.

### Kitchen/Diner 19'7" x 14'4"

Fitted wall and base units with worktops over, centre island, butler sink with tap over, fitted hob and oven, integrated fridge/freezer and dishwasher, space for washing machine and tumble dryer, two radiators, bi-fold patio doors.

### WC 5'6" x 2'11"

Low level WC, hand wash basin, heated towel rail, boiler.

## First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 10'3" x 9'0"

Double glazed window, radiator.

### Bedroom Two 10'4" x 9'2"

Double glazed window, radiator.

### Bedroom Three 9'2" x 5'2"

Double glazed window, radiator.

### Bathroom 6'4" x 5'10"

Tile panelled bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

## Outside Front

Driveway providing off road parking.

## Outside Rear

Patio area leading to lawned garden, timber shed, 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</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	

### Local Authority

Broadland District Council, Tax Band B

### 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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