



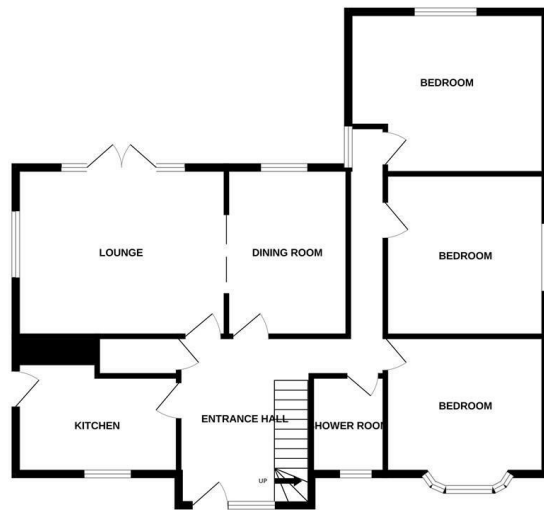
2 Ring Road | Thorpe St Andrew | Norwich | NR7 0YB

Offers In Excess Of £450,000

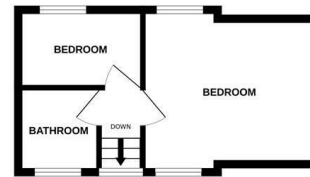
****EXTENDED DETACHED CHALET OCCUPYING A LARGE PLOT OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this SPACIOUS, FIVE BEDROOM, DETACHED CHALET BUNGALOW situated on plot measuring approximately 0.18 acres in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance hall, lounge, kitchen, dining room, three bedrooms and a shower to the ground floor. On the first floor there are two more bedrooms and a bathroom off landing. The property is set back from the road and to the front there is a raised lawned area with colourful plant borders and a SWEEPING DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING that leads to a SINGLE DETACHED GARAGE. To the rear there is a LARGE, MATURE GARDEN with a greenhouse, summer house, shed and patio seating area ideal for relaxing or entertaining. The chalet benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent family home so be quick to book a viewing.



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, shower room, three bedrooms and stairs to first floor.

Lounge 14'11" x 11'10"

Double glazed window, patio doors, radiator, doors to:

Dining Room 11'10" x 8'7"

Double glazed window, radiator.

Kitchen 11'8" x 9'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, radiator, door to side.

Bedroom One 14'7" x 11'6"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 11'7" x 11'6"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 11'5" x 10'11"

Double glazed window, radiator.

Shower Room 6'9" x 5'2"

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

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom Four 12'3" x 11'5"

Two double glazed windows, radiator.

Bedroom Five 8'11" x 5'8"

Double glazed window, radiator.

Bathroom 7'1" x 5'8"

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

Outside Front

Raised lawned garden with plant borders, large driveway providing ample off road parking, enclosed by hedging and fencing.

Outside Rear

Single detached garage, patio seating area, large lawned garden, mature plants and shrubs, greenhouse, shed, summer house, enclosed by timber fencing and hedging.

Local Authority

Broadland District Council, Tax Band E.

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		82
(69-80) C		
(55-68) D	61	
(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, Tax Band E

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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