



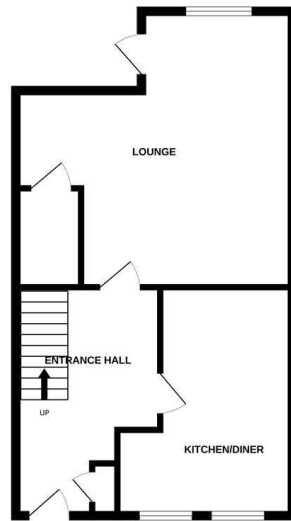
3 East Wing St. Andrews Park | | Norwich | NR7 0GH

Guide Price £365,000

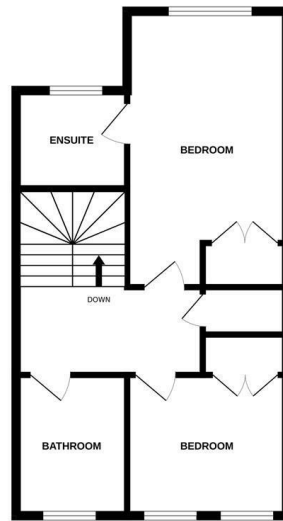
**** VENDOR FOUND ** SIMPLY STUNNING GRADE II LISTED PROPERTY COMBINING THE PERFECT BALANCE OF CHARACTER AND CHARM WITH MODERN LIVING ****
 Gilson Bailey are delighted to offer this RARELY AVAILABLE GRAND, TWO BEDROOM HOUSE situated in the prestigious St Andrews Park development in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising a welcoming grand entrance hall, spacious lounge with a feature fireplace and a quality fitted modern kitchen/breakfast room to the ground floor. On the first floor there is a stylish bathroom, TWO DOUBLE BEDROOMS both with built in wardrobes, with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is ONE OFF ROAD PARKING SPACE and to the rear there is a SOUTH FACING private patio area along with extensive, well maintained communal gardens with residents enjoying the use of allotments and a designated children's play area. The house benefits from gas heating, original character and charm, high ceilings and has been modernised to a high standard by the current vendors. The property would suit a wide array of buyer so be quick to book a viewing to appreciate the size, quality and location on offer.



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 is given as to their operation or efficiency on the day.
Made with Metreplan 15/02/14

Location

St Andrews Park is a sought after, exclusive development of traditional and modern homes offering a strong community feel. Set in beautifully maintained communal grounds, offering leisurely walks and picturesque green spaces, its also offers the added benefit of allotments for those with a green thumb where you can enjoy growing your own produce and a designated children's play area ensuring young ones have their own space to enjoy. It is located on the edge of the popular suburb of Thorpe St. Andrew, and approximately 4 miles from the centre of the Cathedral City of Norwich. Thorpe St Andrew offers a wealth of amenities to include schooling for all ages, doctors surgery, 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 and stairs to first floor.

Lounge 17'3 x 17'4

Window to rear, radiator, feature fireplace, storage cupboard.

Kitchen/Diner 14'4 x 10'2

Quality fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge/freezer, washing machine and dishwasher, window to front, radiator.

First Floor Landing

Doors to two bedrooms, bathroom and cupboard.

Bedroom One 18'2 x 10'1

Window to rear, radiator, built in wardrobe.

En-Suite

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

Bedroom Two 10'1 x 9'1

Window to front, radiator, built in wardrobe.

Bathroom

Panelled bath with shower attachment, low level WC, hand wash basin, radiator, window to front.

Outside Front

Outside, the property features a charming front walkway and a small lawned area. There is a Residents car park providing one allocated space.

Outside Rear

South facing patio seating area leading to extensive communal lawned gardens with far reaching views.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Maintenance Fee: £720pa - can be paid monthly, 6 monthly (January and July) or annually (January).

Utilities

Ultrafast 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		
(55-68) D		
(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 C

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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