



**18 Spinney Road | Thorpe St Andrew | Norwich | NR7**

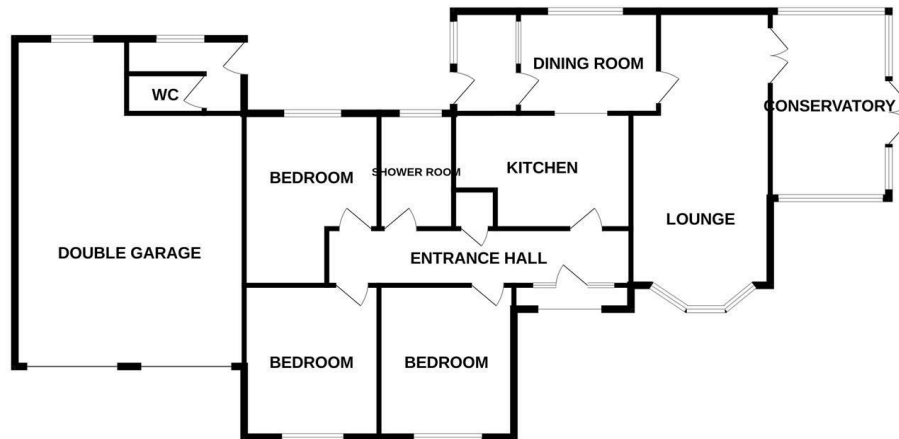
**Guide Price £425,000**

**\*\*GUIDE PRICE £425,000 - £450,000 DETACHED BUNGALOW ON A CORNER PLOT OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this beautifully spacious and rarely available three-bedroom detached bungalow, occupying an enviable corner plot in the ever-desirable suburb of Thorpe St Andrew. Brimming with potential and natural light throughout, this impressive home offers generous and flexible accommodation including a welcoming entrance hall, an expansive lounge perfect for relaxing, a formal dining room ideal for entertaining, a well-equipped kitchen, a bright and airy conservatory, three well-proportioned bedrooms, and a newly fitted, contemporary shower room. Outside, the property continues to impress with immaculately kept lawned gardens wrapping around the front and side, while the private rear garden offers a low-maintenance, fully paved space—ideal for outdoor dining and soaking up the sun. A large driveway provides ample off-road parking and leads to a detached double garage, complete with power, lighting, and its own WC—perfect for hobbies, storage, or conversion potential (STPP). Benefiting from gas central heating, double glazing, and offered with no onward chain, this superb bungalow offers the perfect blend of comfort, space, and location, making it an ideal choice for families, downsizers, or anyone seeking a peaceful lifestyle with amenities close by. Early viewing is essential to truly appreciate all that this wonderful home has to offer.





## GROUND 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, kitchen, three bedrooms and shower room.

#### Lounge 23'5" x 10'11"

Double glazed window, radiator, doors to conservatory and dining room.

#### Dining Room 8'5" x 8'0"

Double glazed window, radiator, door to rear.

#### Kitchen 13'11" x 8'4"

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

#### Conservatory 14'7" x 9'3"

Double glazed construction with radiator and patio doors to garden.

#### Bedroom One 11'11" x 10'11"

Double glazed window, radiator, fitted wardrobes.

#### Bedroom Two 11'10" x 10'5"

Double glazed window, radiator, fitted wardrobes.

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

Double glazed window, radiator.

#### Shower Room 8'3" x 5'8"

Walk-in shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Outside Front

Large driveway providing off road parking, lawned gardens to the front and side, mature plants and shrubs, enclosed by hedging and walling.

#### Double Garage 25'7" x 17'11"

With power, lighting and a WC.

#### Outside Rear

Fully paved garden enclosed by timber fencing with side access.

#### Local Authority

Broadland District Council, Tax Band D.

#### 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>74</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

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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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