



**15 Pilling Road | | Norwich | NR7 0DL**

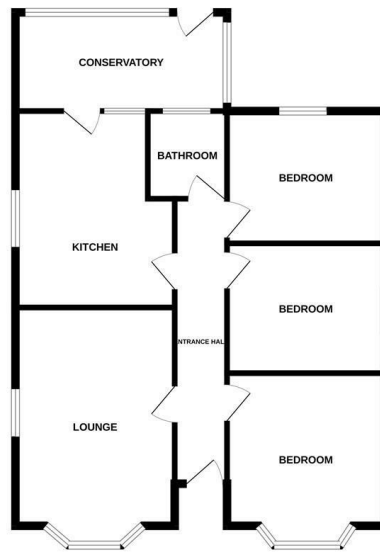
## Offers In The Region Of £325,000

**\*\*DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this THREE BEDROOM, DETACHED BUNGALOW situated on a LARGE PLOT in the sought after suburb of Thorpe St Andrew. Accommodation comprising entrance hall, lounge, kitchen, bathroom, conservatory and THREE BEDROOMS. Outside there are LARGE, MATURE FRONT AND REAR GARDEN and a driveway providing AMPLE OFF ROAD PARKING that leads to a SINGLE GARAGE. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing to appreciate plot and location on offer.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their operation or efficiency and are for general information only.

## 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, bathroom and three bedrooms.

### Lounge 16'5" x 11'0"

Two double glazed windows, radiator.

### Kitchen 13'8" x 11'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob, two double glazed windows, radiator, door to rear.

### Bathroom 6'1" x 5'4"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted window.

### Conservatory 14'11" x 11'2"

Double glazed construction with door to garden.

### Bedroom One 11'6" x 11'1"

Double glazed window, radiator.

### Bedroom Two 11'0" x 9'0"

Double glazed window, radiator.

### Bedroom Three 10'11" x 9'1"

Double glazed window, radiator.

## Outside Front

Mature plants and shrubs, large driveway providing ample off road parking leading to a single garage.

## Outside Rear

large lawned garden, mature plants and shrubs, timber shed, enclosed by fencing and walling.

## Local Authority

Broadland District Council, Tax Band C.

## Tenure


Freehold

## Utilities

Fibre to the cabinet 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>		
(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	

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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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