



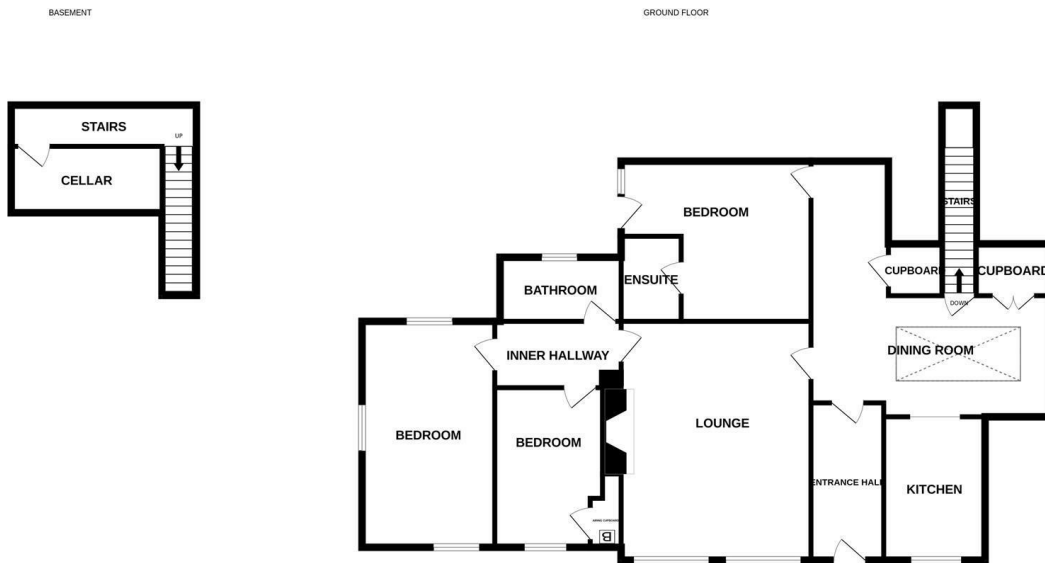
4 Thickthorn Hall Norwich Road | Hethersett

1 Norfolk | NR9 7AT

Offers In Excess Of £300,000

**** RARELY AVAILABLE GROUND FLOOR GRADE II LISTED APARTMENT SET WITHIN A PRIVATE ESTATE**** Gilson Bailey are delighted to offer with no onward chain this truly impressive and spacious, three bedroom, ground floor apartment forming a significant part of the original Georgian house built in 1812 in the sought after village of Hethersett. Accommodation comprising entrance hall, lounge, dining area with access to a vaulted cellar, kitchen, bathroom and three bedrooms with bedroom one having an en-suite shower room and access to a inner courtyard. Outside there is off road parking in the courtyard to the front and beautiful, communal gardens for use by the residents. The apartment benefits from gas heating, ample storage and a wealth of charm and character with much of the original plasterwork and fittings still present. Be quick to book a viewing to appreciate the size and location on offer.





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

Hethersett, is a sought after south-lying village which has an excellent selection of amenities including schooling, doctors, shops, pubs and restaurants. There is excellent access to the A47 Southern Bypass, the University of East Anglia, Norfolk & Norwich University Hospital and Norwich City centre itself.

Accommodation Comprises

Front door to:

Entrance Hall

Door to:

Dining Area 20'8" x 9'10"

A wonderful room with big skylight allowing natural light to flood in, two large built in storage cupboards, archway to kitchen, door to cellar, radiator.

Lounge 19'0" x 14'9"

Truly impressive main living room with high ceiling, two vast casement windows allowing much natural light in providing the room with bright and welcoming feel. Panelled walls and feature fireplace add to the charm. TV point, radiator.

Kitchen 12'5" x 7'10"

Superb re-fitted modern kitchen with ample storage and work surface. Appliances include electric hob, double oven, cooker hood, dishwasher, washing machine and fridge/freezer. Breakfast bar area and tall window over looking the courtyard.

Bathroom

Traditional style suite comprising big bath with shower over, WC and wash basin. Large frosted window, heated towel radiator, tiled floor, extensively tiled walls.

Bedroom One 15'0" x 12'8"

Superb master bedroom with door to fully enclosed private courtyard 'secret' garden. Radiator, door to en-suite shower room.

En-Suite

Contrasting the elegant period charm of the apartment is this modern designer style en-suite shower room comprising corner shower, WC and wash basin. Inset spot lights, tiled walls and floor.

Bedroom Two 17'8" x 10'5"

Second large double bedroom, triple aspect windows, high ceilings and colonial style window casements give the room great charm and character. Radiator, TV point.

Bedroom Three 12'5" x 7'10"

Third double bedroom, tall case ment window over looking the courtyard provides much natural light. Built in airing cupboard. Radiator. This room would also make the most superb home office.

Cellar 11'11" x 5'2"

Original brick lined vaulted cellar. In wonderful original condition and perfectly dry. The most perfect location for storage of fine wines.

Outside

Beautiful communal gardens for use by the residents. The gardens have wonderful lawn areas with views over the surrounding countryside. A weath of mature specimen trees and shrubs all immaculately kept in keeping with the character of the main house.

Local Authority

South Norfolk District Council, Tax Band D.

Tenure

Leasehold - Term 999 years from 1 July 1986. Please note service/maintenance charges are £170 per month and no ground rent is payable as it is share of freehold. For further information, please contact the office.

Utilities

Superfast 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	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band D

Tenure

Leasehold

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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