

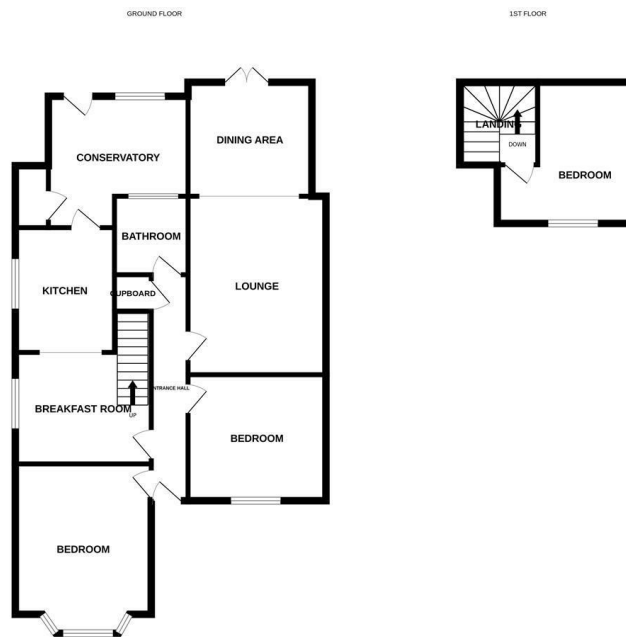


**25 Thompson Road | | Norwich | NR7 0LU**

**£280,000**

**\*\*EXTENDED CHALET BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\***  
 Gilson Bailey are delighted to offer this extended three-bedroom semi-detached chalet bungalow, superbly located within the highly sought-after suburb of Thorpe St Andrew. The well-proportioned accommodation offers versatile and flexible living, comprising an entrance hall, lounge, dining room, spacious modern kitchen/breakfast room, bathroom, conservatory, and two bedrooms to the ground floor, with a further bedroom to the first floor. Externally, the property boasts a generous front driveway providing ample off-road parking leading to a garage, along with a large, lawned rear garden ideal for families and entertaining. Benefiting from double glazing, gas central heating, and being offered with no onward chain, this attractive home presents a fantastic opportunity and early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items 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 layout, fixtures and fittings shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Hectag 10/09

## 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/breakfast room, two bedrooms and bathroom.

### Lounge 14'0" x 10'11"

Radiator.

### Dining Room 9'10" x 9'1"

Patio doors, radiator.

### Kitchen/Breakfast Room 19'9" x 10'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, two double glazed windows, radiator, stairs to first floor.

### Bathroom

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

### Conservatory 9'6" x 8'9"

Double glazed window, door to garden, plumbing for washing machine, kardean flooring.

### Bedroom One 13'8" x 10'5"

Double glazed window, radiator.

### Bedroom Two 10'11" x 9'10"

Double glazed window, radiator.

### First Floor Landing

Door to:

### Bedroom Three 12'9" x 11'5"

Double glazed window, radiator, eaves storage.

### Outside Front

Driveway providing ample off road parking leading to a single garage.

### Outside Rear

Patio area, lawned garden, enclosed by timber fencing with side gate access.

### Local Authority

Broadland District Council, Tax Band C.

### Tenure

Freehold


### Utilities

Full fibre broadband available.  
Mains gas, water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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

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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