

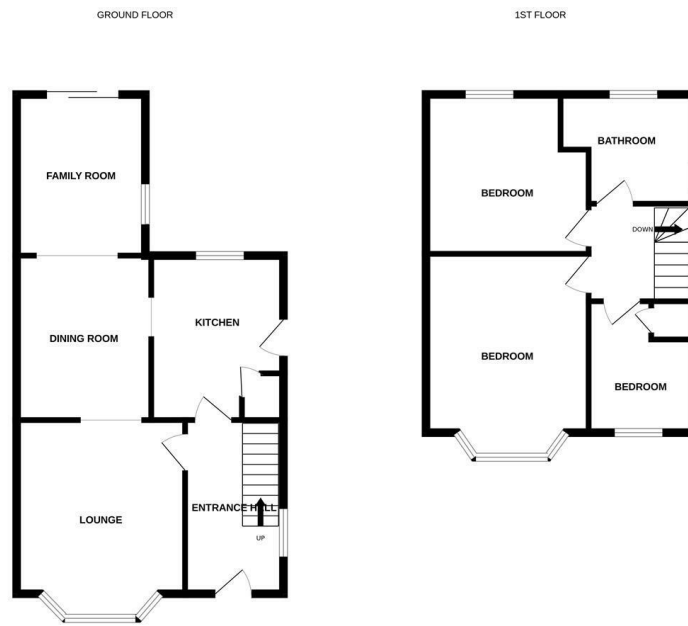


97 Spinney Road | | Norwich | NR7 0PJ

£350,000

****EXTENDED SEMI DETACHED HOUSE IN A SOUGHT AFTER LOCATION**** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE situated in the requested suburb of Thorpe St Andrew. Accommodation comprising entrance hall, bay fronted lounge, kitchen, dining room and family room to the ground floor. On the first floor there are THREE BEDROOMS and a modern fitted bathroom off landing. Outside there is a FRONT DRIVEWAY providing off road parking and to rear there is a LARGE AND PRIVATE GARDEN with an OUTBUILDING providing storage and work from home office space. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes a great family home so be quick to book a viewing to appreciate the size, quality and location on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors 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 hereon are shown for information and are not intended to be taken as a guarantee. Made with Metropac (2024) for green.

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 and stairs to first floor.

Lounge 13'8" x 11'7"

Double glazed window, radiator.

Kitchen 11'4" x 9'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, pantry, double glazed window, door to side.

Dining Room 11'4" x 9'3"

Radiator.

Family Room 11'0" x 8'8"

Sliding patio doors, single glazed window, radiator.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'9" x 11'1"

Double glazed window, radiator.

Bedroom Two 11'1" x 10'11"

Double glazed window, radiator.

Bedroom Three 9'6" x 7'2"

Double glazed window, radiator.

Bathroom 9'6" x 8'3"

Shower cubicle, panelled bath, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Lawned garden, mature plants and shrubs, driveway providing off road parking.

Outside Rear

Patio area leading to large lawned garden, mature plants, shrubs and trees, outbuilding with power and lighting, enclosed by fencing with side gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

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 | | 79 |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Local Authority

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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.