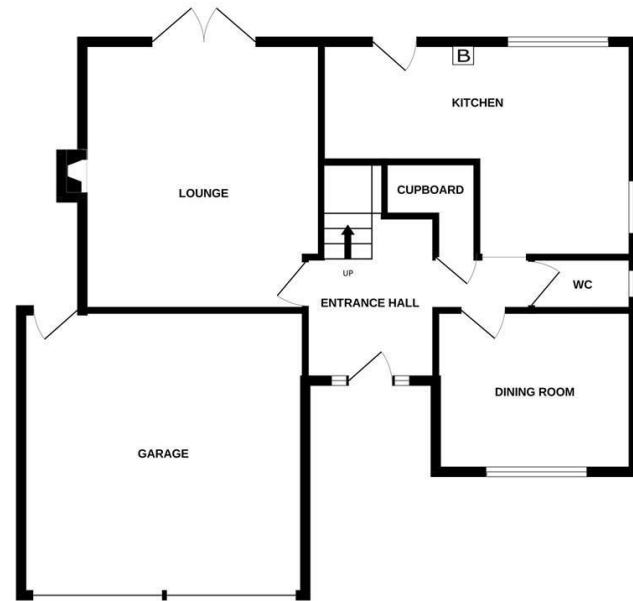
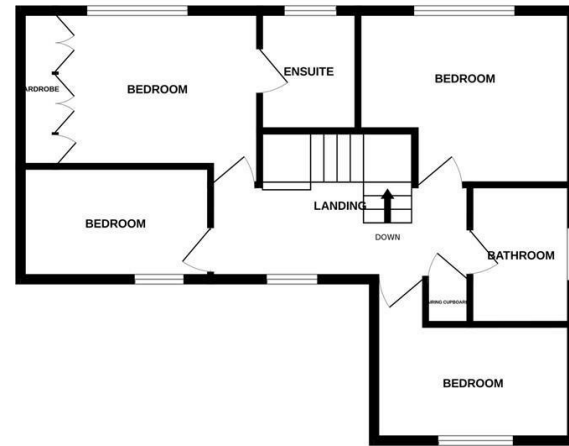


GROUND FLOOR



1ST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

7 Blakestone Drive | Thorpe St Andrew | Norwich | NR7 0LF

Guide Price £450,000

EXECUTIVE DETACHED FAMILY HOME ON A SOUGHT AFTER DEVELOPMENT** Gilson Bailey are delighted to offer this STUNNING, FOUR BEDROOM, DETACHED HOUSE located in a requested area in the popular suburb of Thorpe St Andrew. Accommodation comprising entrance hall, lounge with a wood burner, dining room, modern kitchen and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a family bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a lawned front garden and driveway providing off road parking leading to a DOUBLE GARAGE. To the rear there is a well presented lawned garden with patio seating area ideal for entertaining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes the perfect family home so be quick to book a viewing.

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, dining room, WC and stairs to first floor.

Lounge 15'5" x 13'8"

Patio doors, two radiators, wood burner.

Kitchen 16'0" x 12'2"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, integrated fridge/freezer, space for washing machine and dishwasher, double glazed window, rear door, radiator.

Dining Room 11'4" x 9'3"

Double glazed window, radiator.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 11'10" x 10'0"

Double glazed window, radiator, built in wardrobe.

En-Suite 6'10" x 5'7"

Shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 12'0" x 9'11"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 10'10" x 6'3"

Double glazed window, radiator.

Bedroom Four 11'9" x 9'4"

Double glazed window, radiator.

Bathroom 7'11" x 5'6"

Panelled bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Lawned garden and driveway providing off road parking.



Double Garage

With power and lighting.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, enclosed by walling and fencing with side gate access.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.

