



**1B Hillside Avenue | | Norwich | NR7 0QL**

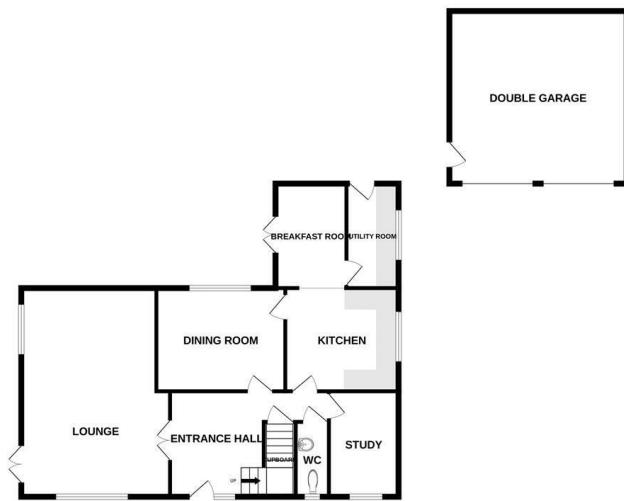
**Guide Price £675,000**

**\*\*RARELY AVAILABLE DETACHED FAMILY HOME ON A HIGHLY DESIRABLE ROAD IN THORPE ST ANDREW\*\*** Gilson Bailey are thrilled to present this exquisite four-bedroom detached family home, perfectly positioned on a desirable corner plot in the highly sought-after suburb of Thorpe St Andrew. Offering a wealth of space and light, this impressive property boasts a welcoming entrance hall, a spacious lounge, dining room, kitchen, breakfast room, utility room, study, and convenient WC on the ground floor. Upstairs, you'll find four generously sized bedrooms, including a large master suite with its own en-suite bathroom, and a modern shower room. Outside, the property enjoys a sweeping driveway with ample off-road parking, leading to a double garage with power and lighting, while the private, beautifully maintained garden and patio area provide the perfect space for entertaining and relaxation. With double glazing, gas central heating, extensive storage, and being offered with no onward chain, this stunning home is ready for you to move straight in. Don't miss out on the chance to secure this perfect family haven in such an enviable location – book your viewing today!

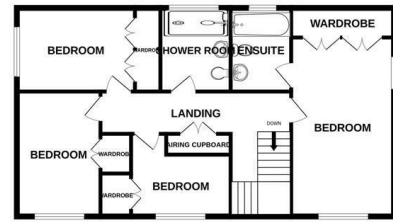




GROUND FLOOR



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.  
Made with Metropix ©2025

## 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, dining room, kitchen, study, WC and stairs to first floor.

### Lounge 21'0" x 15'0"

Two double glazed windows, two radiators, doors to garden.

### Dining Room 12'7" x 10'5"

Double glazed window, radiator.

### Kitchen 11'5" x 10'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge and dishwasher, double glazed window.

### Breakfast Room 10'5" x 7'6"

Radiator, doors to patio area.

### Utility Room 10'5" x 5'2"

Fitted base units with worktops over, sink and drainer, space for washing machine, tumble dryer and freezer, double glazed window, radiator, door to rear.

### Study 10'1" x 6'9"

Double glazed window, radiator.

### WC 6'9" x 3'2"

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

### First Floor Landing

Doors to four bedrooms, shower room and airing cupboard.

### Bedroom One 18'10" x 10'4"

Two double glazed windows, two radiators, built in wardrobes.

### En-Suite 8'3" x 5'6"

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

### Bedroom Two 12'2" x 9'4"

Double glazed window, radiator, built in wardrobe.

### Bedroom Three 12'7" x 8'4"

Double glazed window, radiator, built in wardrobe.

### Bedroom Four 9'1" x 8'11"

Double glazed window, radiator, built in wardrobe.

### Shower Room 8'4" x 5'7"

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

### Outside Front

Large brick weave driveway providing off road parking, mature plants, shrubs and hedging.

### Double Garage 17'9" x 17'5"

Electric up and over door, power and lighting.

### Outside Rear

Lawned garden, patio area, mature plants and shrubs, enclosed by hedging and fencing with side gate access.

### Local Authority

Broadland District Council, Tax Band F.

### Tenure


Freehold

### Utilities

Full fibre 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>	68	80
(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 F

### 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.

<https://www.gilsonbailey.co.uk>  
01603764444