



**Meadow Lane**  
**Thorpe St Andrew, NR7 0QX**  
**Offers in the region of £350,000**

**claxtonbird**  
residential

## Meadow Lane, Thorpe St Andrew, NR7 0QX

Welcome to this charming detached bungalow located on the serene Meadow Lane in the sought-after area of Thorpe St Andrew. This delightful property boasts a generous reception room and Conservatory, two bedrooms, and a well-maintained bathroom, offering comfortable living spaces for you to enjoy. Built in 1964, this bungalow exudes character and charm, providing a warm and inviting atmosphere. The property is in good order throughout, ensuring a hassle-free move-in experience for its new owners. Situated on a quiet private lane, you can relish the peace and tranquillity that this location offers. With parking available for two vehicles, convenience is at your doorstep. Additionally, being close to River Green allows for leisurely strolls by the water, perfect for unwinding after a long day. Don't miss the opportunity to make this lovely bungalow your new home. Contact us today to arrange a viewing and experience the comfort and serenity that this property has to offer.

### Entrance Hall

Two built in cupboards, doors to both bedrooms, bathroom and Sitting/Dining Room.

### Sitting/Dining Room 19'9" x 13'7" max (6.02m x 4.14m max)

Feature stone fireplace with surround and hearth, double glazed windows to the front and side, door to the kitchen and French doors to:

### Conservatory 11'9" x 11'1" (3.58m x 3.38m)

Brick base and upvc construction with French doors opening to the rear garden.

### Kitchen 10'3" x 7'5" (3.12m x 2.26m)

Fitted with a range of matching base and eye level units with work surfaces over and inset sink unit, built in electric oven and inset gas hob, built in fridge/freezer, plumbing for washing machine and dishwasher, double glazed window to the rear.

### Bedroom One 14'7" x 11'2" (4.45m x 3.40m)

Two fitted double wardrobes, electric night storage heater and double glazed window to the front.

### Bedroom Two 12'1" x 8'8" (3.68m x 2.64m)

Fitted wardrobe, built in cupboard, electric night storage, double glazed window to the side.

### Bathroom

Suite comprising bath with electric shower over, pedestal hand wash basin and W.C. Electric towel rail, access to the loft and double glazed window to the side.

### Outside

To the front of the property there is a gravel driveway providing off road parking for two vehicles. There are low maintenance gardens to the side and rear with well stocked raised beds, and with a large garden shed.

### Agents Note

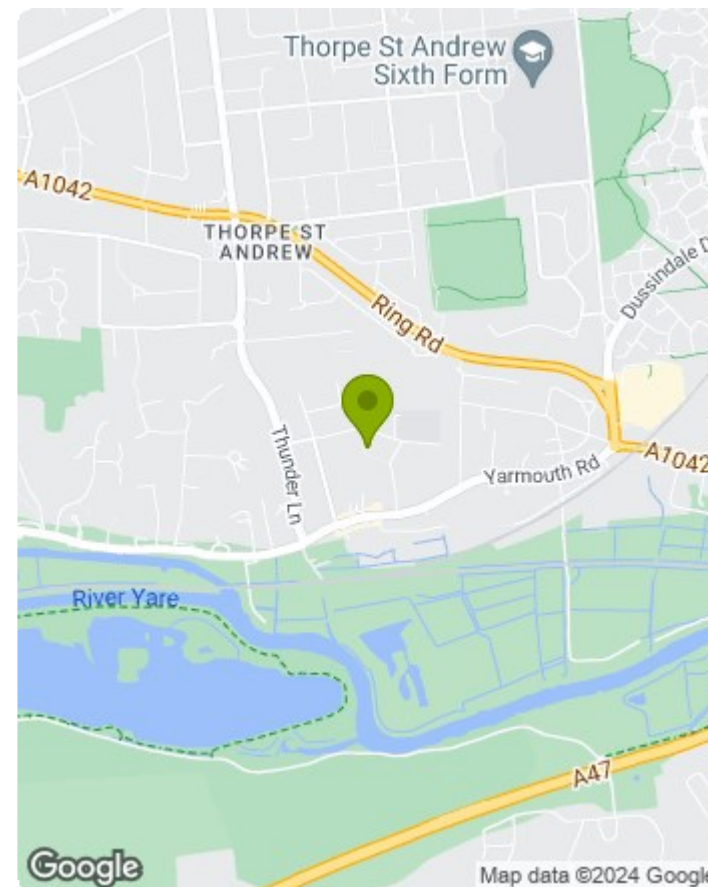
Council Tax Band C



GROUND 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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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