



Sefftons  
ESTATE & LETTING AG

4 Bedroom Bungalow  
17 Margetson Avenue, Thorpe St Andrew,  
Norfolk, NR7 0DG

£400,000  
[www.sefftons.co.uk](http://www.sefftons.co.uk)



## 17 Margetson Avenue, Thorpe St Andrew, Norfolk, NR7 0DG, Norwich, NR7

GUIDE PRICE £400,000-£425,000

RARELY AVAILABLE OPPORTUNITY to purchase this exceptional four-bedroom detached bungalow, situated on a prime road in the SOUGHT AFTER SUBURB of Thorpe St. Andrew. Offering spacious, fantastically presented accommodation throughout, this would make an IDEAL FAMILY HOME. Call Sefftons TODAY to organise your viewing.

### THE PROPERTY

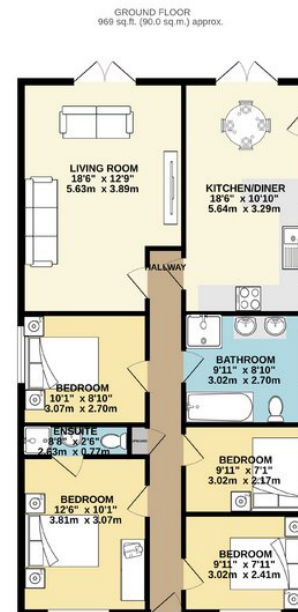
The accommodation comprises of a spacious living room, with French Doors opening out to the rear garden and flooding the room with natural light. Beside this is the generous kitchen/diner, which is the heart of the home featuring tiled flooring throughout, an abundance of storage space and another set of patio doors to the rear aspect. There are four thoughtfully arranged and generously sized double bedrooms, providing comfort and tranquillity for the whole family. The master bedroom boasts an ensuite shower room to ensure convenience, alongside a well proportioned family bathroom.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		



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TOTAL FLOOR AREA: 969 sq.ft. (90.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, 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 for any prospective purchase. The layout, fixtures and appliances shown here have not been inspected and are provided as to their correct nature and location only. Made with design123.com