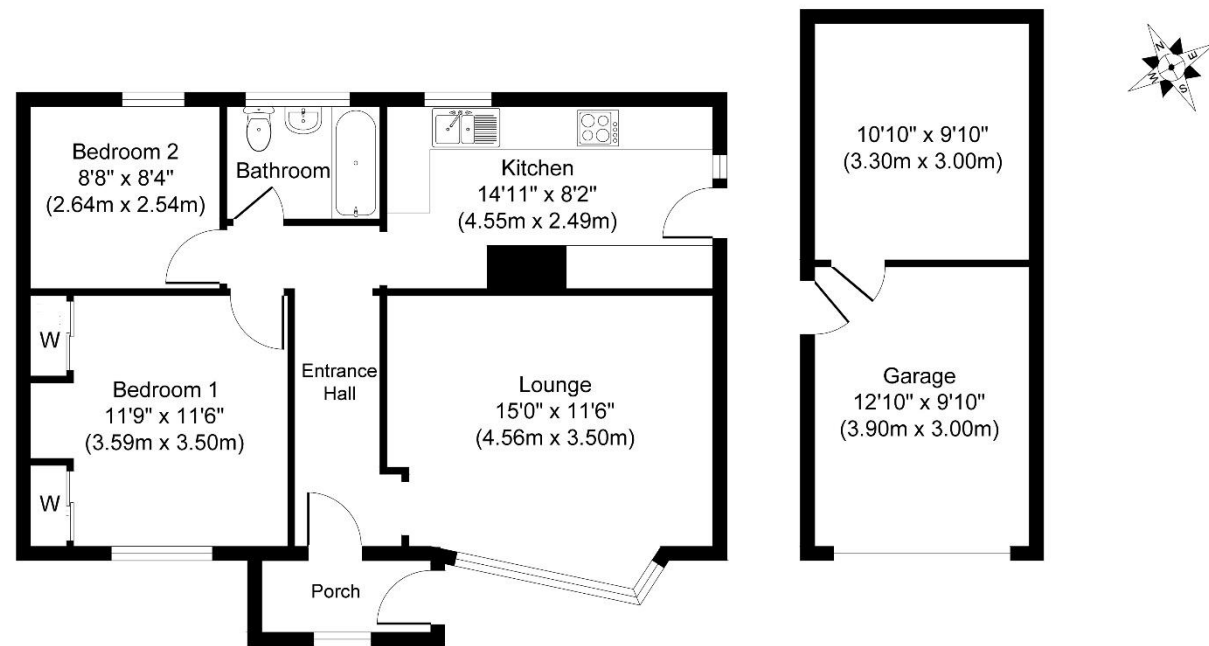
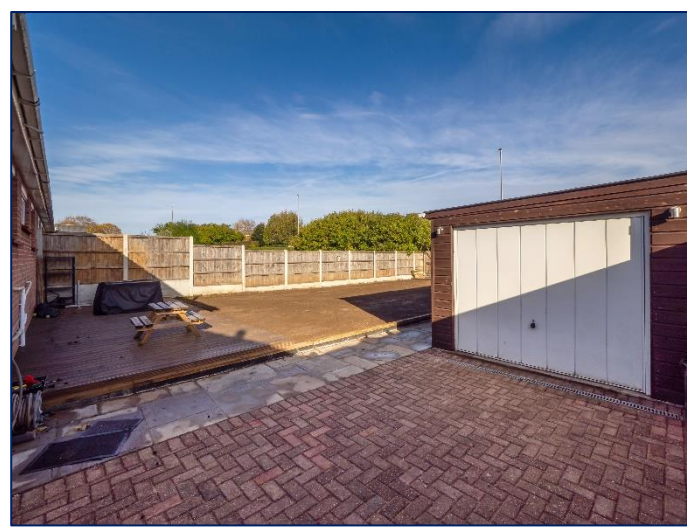


Elizabeth Avenue, Thorpe St Andrew  
£275,000 - Freehold



**Approximate Floor Area**  
**671 sq. ft**  
**(62.31 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

**rightmove**

**zoopla**

**onTheMarket.com**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Well Presented Semi Detached Bungalow
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Lounge/Diner
- Modern Re-Fitted Family Bathroom Suite
- Porch & Hall Entrance
- Recently Landscaped Rear Garden
- Garage & Ample Driveway
- Sought After Location
- EPC Rating C / Council Tax Band A

## Description

Well-Presented Two Bedroom Semi-Detached Bungalow in Desirable Thorpe St Andrew Location. This beautifully maintained two-bedroom semi-detached bungalow is set in the highly sought-after area of Thorpe St Andrew, offering stylish accommodation that has been thoughtfully updated by the current owners.

The property features a spacious entrance porch and welcoming hallway, leading to a generous 15ft lounge with a lovely bay window to the front aspect, creating a bright and comfortable living space.

The modern galley-style kitchen, measuring approximately 14ft, offers a range of wall and base units with ample worksurface space—perfect for everyday living and entertaining.

There are two well-proportioned bedrooms and a recently re-fitted family bathroom suite, finished to a high standard.

Outside, the property benefits from well-kept gardens to the front and rear, along with off-road parking and potential for further enhancement, subject to the usual consents.

Situated close to a wide range of local amenities, schools, and transport links into Norwich city centre, this bungalow offers the perfect combination of convenience, comfort, and style.

## Outside

Outside, the property benefits from raised beds and a paved frontage along with a brick weave driveway offering ample parking along with access to the garage which has been converted into two usable rooms with ideal uses as a workshop and gym/man cave. To the rear there is a generous decked area and a sizable garden which has been seeded ready for a lawn to grow.

## Location

Thorpe St Andrew lies just under two miles east of Norwich city centre and is a well-regarded suburb offering a blend of residential calm with easy access to urban amenities. The neighbourhood is largely residential with a mix of bungalows, and houses built across the mid-20<sup>th</sup> century and later. It offers easy access to the local train station and has a good range of facilities and amenities within easy access.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

## Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF  
Council Tax A

## Directions

Leave Norwich via Ketts Hill and follow the road onto Plumstead Road then at the roundabout, take the third turning onto St Williams Way. Continue over the traffic lights onto the A1042 Ring Road taking the right hand turn onto Margaret Crescent then a left into Elizabeth Avenue where the property can be found on the left hand side.

