



122 Thunder Lane, Norwich

£550,000 Freehold



websters.

Websters Estate Agents are delighted to offer this immaculately presented and generously extended semi-detached bungalow located in Thorpe St Andrew. The property comes with a self-contained lodge built to the highest standard and the entire plot is set on approximately 1/3 of an acre. In brief, the property comprises; large open plan kitchen / dining room / lounge, utility room, snug, three double bedrooms, ensuite shower bathroom, shower room, and outstanding landscaped gardens, including a summerhouse, and ample off street parking. The lodge contains an open plan lounge / kitchen, double bedroom and modern shower room.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Outstanding Extended Semi Detached Bungalow
- Three Double Bedrooms
- Large Open Plan Kitchen / Lounge / Dining Room
- Set On 1/3 Of An Acre (STMS)
- Outstanding Landscaped Gardens
- Modern Self Contained Lodge
- Family Bathroom And Separate Ensuite
- Ample Off Street Parking
- Utility Room
- Potential To Build Cart Lodge / Further Outbuilding (STPP)



Entrance Hall

Part obscure stained glass front door, Karndean flooring, doors to snug and third bedroom, picture rails and a radiator. Part glazed double doors through to kitchen / lounge / dining room.

Snug

16' 0" x 10' 5" (4.87m x 3.18m)

Wood burning stove set to tiled hearth with oak mantle over, bay fronted uPVC double glazed windows to the front aspect, laminate flooring, picture rails and a radiator.

Bedroom Three

12' 11" x 10' 5" (3.94m x 3.17m)

Double bedroom with uPVC double glazed bay fronted windows to the front aspect, picture rails, floor laid to carpet and a radiator.

Kitchen / Lounge / Dining Room

24' 1" x 22' 1" (7.34m x 6.73m)

Substantial extended space comprising a range of bespoke oak wall and base units with solid granite work tops and separate island, space for free standing gas range cooker with extractor hood over, integrated dish washer and fridge - freezer, sunken stainless steel sink with mixer tap, glossed tiled splash back, large sky light, uPVC double glazed sliding double doors to the rear garden with two double glazed side windows, four radiators and Karndean flooring. Door to:

Utility Room

Comprising a range of wall and base units with laminate work tops, inset stainless steel sink with mixer tap, space and plumbing for washing machine, wall mounted gas boiler housed in cupboard, further large fitted storage space, loft hatch, space for fridge - freezer, radiator and Karndean flooring.

Bedroom One

22' 5" x 13' 1" (6.82m x 3.98m)

Large double bedroom with generous fitted wardrobe space, uPVC double glazed French double doors to the rear garden with double glazed side windows, further uPVC double glazed window to the side aspect, Karndean flooring and two radiators.

Ensuite

Modern four piece suite comprising a tiled panel bath with shower attachment and tiled backing, low set WC, corner shower with dual shower heads over, tiled backing and glass double doors, hand wash basin set to vanity with tiled splash back, part tiled walls, heated towel rail, extractor fan, Karndean flooring and an obscure uPVC double glazed window to the side aspect.

Bathroom

Large walk in shower with dual shower heads, tiled backing and glass screen, low set WC, hand wash basin set to vanity, high quality tiled flooring and part tiled walls, heated towel rail, extractor fan and an obscure uPVC double glazed window to the side aspect.

Bedroom Two

14' 3" x 9' 9" (4.34m x 2.98m)

Double bedroom with a uPVC double glazed window to the front aspect, Karndean flooring and a radiator.

The Lodge

High quality construction with power, lighting, fully insulated, double glazed and with it's own broadband connection.

Lounge / Kitchen

18' 6" x 19' 2" (5.64m x 5.85m)

Large open plan space comprising a range of wall and base units with laminate work tops, integrated electric oven with ceramic hot plate and extractor fan over, space and plumbing for washing machine, space for fridge - freezer, inset composite sink with mixer tap and drainer, tiled splash back, uPVC double glazed double doors to the front allowing access to the rear garden, further uPVC double glazed window to the front aspect, engineered oak flooring, electric radiator and a loft hatch with pull down ladder.

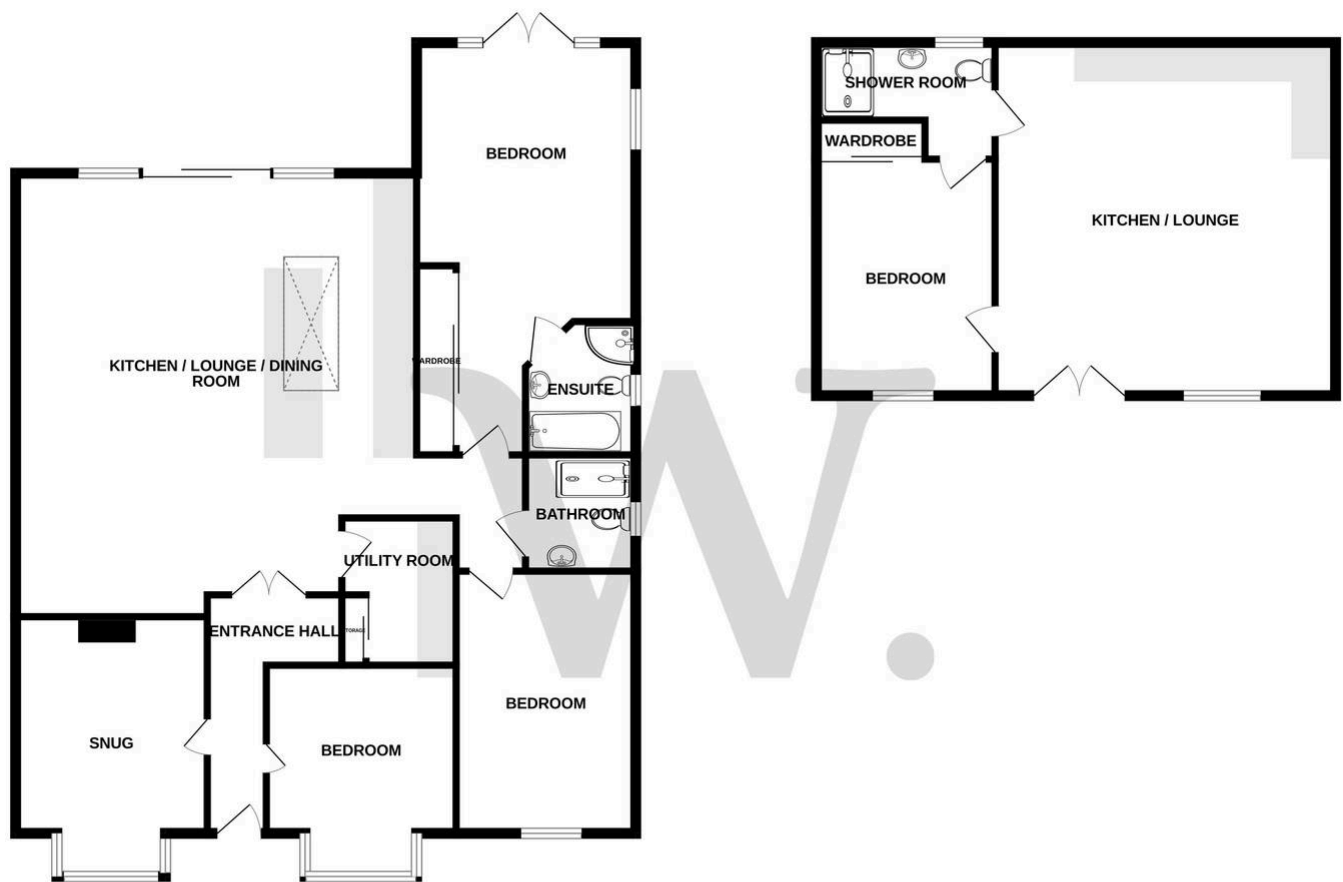
Bedroom

12' 10" x 9' 8" (3.91m x 2.95m)

Double bedroom with a uPVC double glazed window to the front aspect, large built in wardrobe, engineered oak flooring and an electric radiator.

Bathroom

Accessed via both the kitchen / lounge and bedroom, large walk in shower with tiled backing and glass screen, low set WC, hand wash basin set to vanity, extractor fan, obscure uPVC double glazed window to the rear aspect and engineered oak flooring.



TOTAL FLOOR AREA : 1863 sq.ft. (173.1 sq.m.) approx.

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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