



3 Thorpe Avenue | | Thorpe St Andrew | NR7 0XB

Offers Over £350,000

****EXTENDED CHALET BUNGALOW OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this well presented and extensively extended five-bedroom semi-detached chalet bungalow, nestled within the ever-popular suburb of Thorpe St Andrew, offering generous and versatile accommodation ideal for modern family living. Boasting spacious and flexible living throughout, the property features a welcoming entrance hall, an impressive lounge, well-appointed kitchen, dining/study area, two ground-floor bedrooms and a contemporary bathroom, with three further bedrooms and a WC to the first floor. Externally, the home continues to impress with ample off-road parking to the front, a large private lawned garden to the rear and a double garage complete with solar panels, while additional benefits include double glazing, gas central heating and the added advantage of no onward chain—making this an exceptional opportunity that must be viewed to be fully appreciated.





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 are not to be relied upon and no guarantee is given as to their quantity or efficiency until they are given. Made with Metropack 10/200

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 bedrooms one and two, lounge, understairs storage cupboard and bathroom, opening to dining room, radiator.

Bedroom One 12'11" x 9'10"

Double glazed window, radiator.

Bedroom Two 10'2" x 9'10"

Double glazed window, radiator.

Lounge 26'0" x 13'3"

Patio doors, two radiators.

Kitchen 12'2" x 11'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, radiator, double glazed window, door to rear.

Dining/Study Area 11'10" x 9'4"

Double glazed window, radiator, stairs to first floor.

Bathroom 8'6" x 6'1"

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

First Floor Landing

Doors to bedrooms three, four, five, WC and doors into storage eaves and walk-in storage cupboard.

Bedroom Three 12'9" x 12'9"

Double glazed window, radiator, eaves storage.

Bedroom Four 13'7" x 11'2"

Velux window, radiator, eaves storage.

Bedroom Five 13'6" x 9'2"

Velux window, radiator, eaves storage.

WC

Low level WC, hand wash basin, radiator.

Outside Front

A shingled front garden and driveway with parking for four to five cars, all enclosed by brick walling and timber picket fencing, timber gate giving access to the rear.

Garage 20'11" x 21'1"

Double garage with vaulted ceiling (power and light connected).

Outside Rear

Lawned and shingled garden, all enclosed by timber panelled fencing.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Freehold

Utilities


Full fibre broadband available.
Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

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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.