



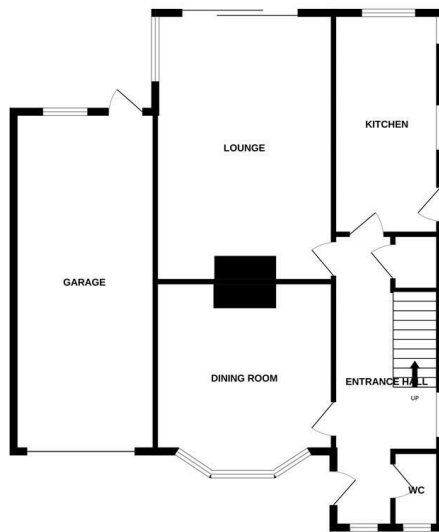
13 Hillside Close | Thorpe St Andrew | Norwich | NR7

Offers In Excess Of £485,000

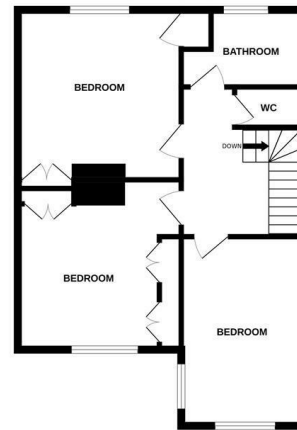
****EXTENDED DETACHED HOUSE IN A REQUESTED LOCATION**** Gilson Bailey are delighted to present this extended three-bedroom detached home, perfectly tucked away in a quiet and highly sought-after cul-de-sac in the desirable suburb of Thorpe St Andrew. Offering generous and versatile living space, the property features a welcoming entrance hall leading to a spacious lounge, separate dining room, kitchen and a convenient ground floor WC. Upstairs, three well-proportioned bedrooms are complemented by a family bathroom and additional WC off the landing. Externally, the property continues to impress with a front driveway providing off-road parking and access to a garage, while to the rear lies a truly stunning, extensive tiered lawned garden, offering a wonderful sense of privacy along with far-reaching views and a peaceful, tranquil setting. Further benefits gas central heating and the added advantage of no onward chain. A fantastic opportunity to acquire a superb family home in a prime location—early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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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 lounge, dining room, kitchen, WC and stairs to first floor.

Lounge 19'11" x 13'2"

Sliding patio doors, double glazed window, three radiators.

Dining Room 14'2" x 13'3"

Bay fronted window, radiator.

Kitchen 16'5" x 7'10"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, window to side and rear, door to rear.

WC

Low level WC, hand wash basin, frosted window.

First Floor Landing

Doors to three bedrooms, bathroom and WC.

Bedroom One 12'4" x 12'0"

Window, radiator, built in wardrobes.

Bedroom Two 12'1" x 12'1"

Window, radiator, built in wardrobes.

Bedroom Three 14'0" x 7'9"

Two windows, radiator.

Bathroom 7'10" x 5'8"

Panelled bath with shower over, hand wash basin, radiator, frosted window.

WC

Low level WC, frosted window.

Outside Front

Driveway providing off road parking leading to a garage.

Outside Rear

Large lawned garden with mature plants and shrubs and raised gardens to the side offering private seating areas with lovely views.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold

Utilities


Fibre to the property.
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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band D

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.

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