

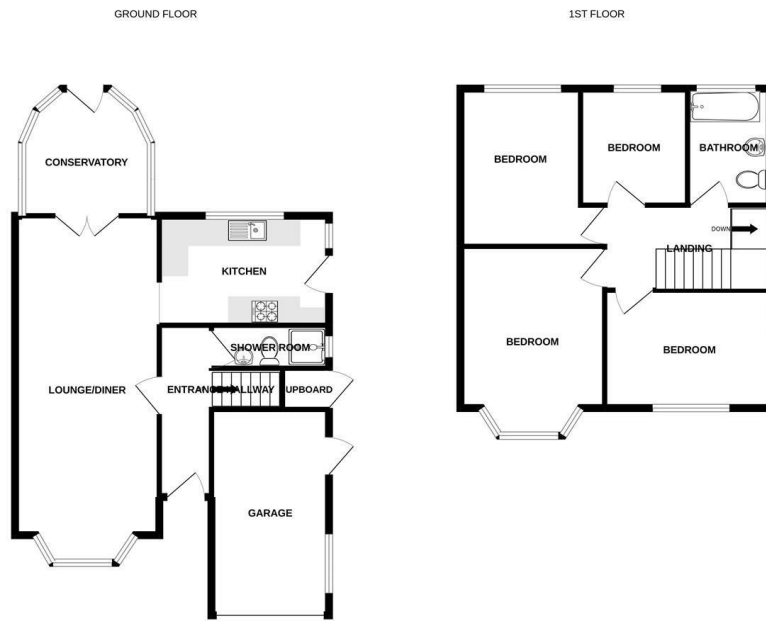


64 Longfields Road | | Norwich | NR7 0NA

£450,000

**** DETACHED FAMILY HOME WITH AN OUTSIDE MULTI USE STUDIO **** Gilson Bailey are delighted to offer this stunning, four bedroom, detached house located in the highly sought after suburb of Thorpe St Andrew. Accommodation comprises, entrance hall, spacious lounge/diner, kitchen, conservatory and shower room to the ground floor. On the first floor there are four bedrooms and a bathroom off landing. Outside there is a front driveway providing off road parking and to the rear there is a brick built studio/office with a potential utility room and an enclosed lawned garden with patio seating area. The house benefits from double glazing, has heating and is offered with no onward chain. The property would make an excellent family home so be quick to book a viewing.





While 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.
 Made with Metropix 12/2022

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/diner, kitchen, shower room, garage and stairs to first floor.

Lounge/Diner 23'10" x 10'8"

Double glazed window to front, two radiators.

Kitchen 12'6" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, five ring gas hob with extractor over, fitted oven, space for fridge/freezer and dishwasher, double glazed window to rear, PVC door to side.

Conservatory 9'8" x 9'0"

PVC and double glazed construction with door to rear.

Shower Room 8'0" x 2'9"

Walk in shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window to side.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 14'4" x 10'11"

Double glazed window to front, radiator.

Bedroom Two 11'6" x 10'11"

Double glazed window to rear, radiator.

Bedroom Three 12'5" x 8'9"

Double glazed window to front and side, radiator.

Bedroom Four 8'3" x 7'10"

Double glazed window to rear, radiator.

Bathroom 8'1" x 5'10"

Panelled bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window to rear.

Outside Front

Paved driveway providing off road parking.

Integral Garage 15'7" x 7'6"

Power and lighting, boiler.

Outside Rear

Patio seating area leading to lawned garden, enclosed by timber fencing, studio/office with heating and potential utility room.


Local Authority

Broadland District Council - Tax Band D

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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