65 Primrose Crescent | | Norwich | NR7 0SF

£240,000

SEMI DETACHED HOUSE ON A GOOD SIZED PLOT Gilson Bailey are delighted to offer this well-presented two-bedroom semi-detached home, occupying a generous plot within the highly sought-after suburb of Thorpe St Andrew. Offering bright and spacious accommodation throughout, this attractive property is perfectly suited to first-time buyers, young professionals or those looking to enjoy a convenient and well-connected location. The accommodation comprises an entrance hall, a comfortable lounge, a spacious kitchen/dining room ideal for both everyday living and entertaining, a useful utility room and a ground-floor WC. Upstairs, there are two generous double bedrooms and a family bathroom accessed from the landing. Outside, the property truly comes into its own with a large shingled driveway providing ample off-road parking, while the extensive rear garden offers an impressive outdoor space with plenty of room for relaxation, recreation and entertaining. A particular highlight is the versatile outside studio/bar, which could be utilised as a home office, hobby room or social space. Further benefits include double glazing, gas central heating and excellent decorative order throughout. With its spacious plot, versatile outbuilding and desirable location, this fantastic home represents an excellent first-time purchase and early viewing is highly recommended.

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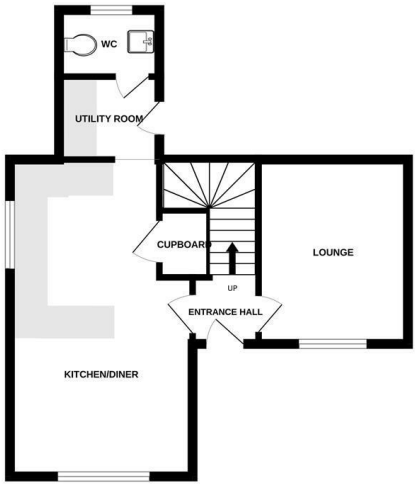
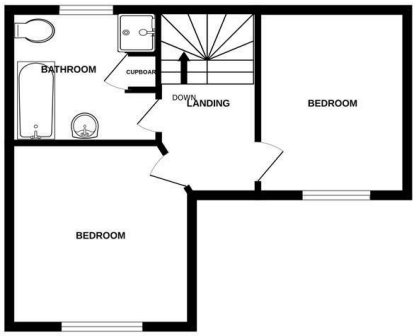
GROUND FLOOR



1ST FLOOR



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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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, kitchen/diner and stairs to first floor.

Lounge 10'7" x 9'0"
Double glazed window, radiator.

Kitchen/Diner 20'2" x 10'7"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, two double glazed windows, two radiators, cupboard.

Utility Room 5'11" x 4'9"
Space for washing machine and dishwasher, heated towel rail, door to rear.

WC 5'11" x 3'7"
Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 11'9" x 10'8"
Double glazed window, radiator.

Bedroom Two 10'8" x 9'2"
Double glazed window, radiator.

Bathroom 8'11" x 8'1"
Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, radiator, frosted double glazed window.

Outside Front
Large shingled driveway providing off road parking, storage shed.

Outside Rear
Large lawned garden, timber decking, outside studio with power and lighting, enclosed by hedging with side gate access.

Local Authority
Broadland District Council, Tax Band B.

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.

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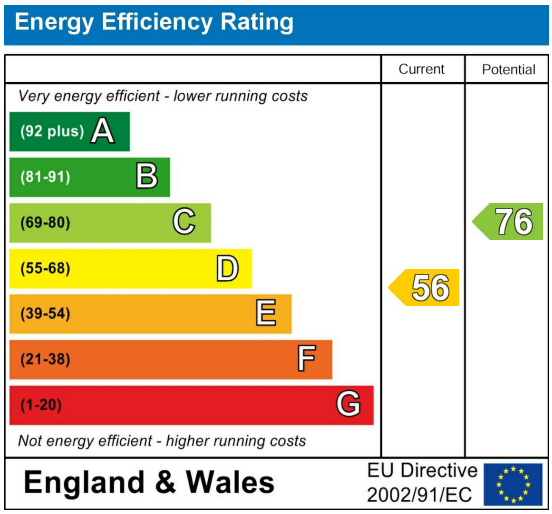

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Broadland District Council, Tax Band B

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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