



11 Oak Avenue | | Norwich | NR7 0PD

**Guide Price £375,000**

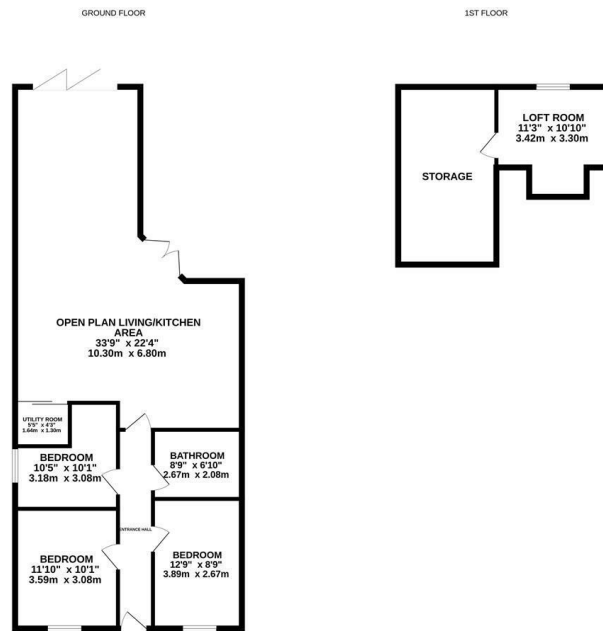
**\*\* GUIDE PRICE £375,000 - £400,000 \*\*** Gilson Bailey are delighted to offer this beautifully renovated and significantly enhanced three bedroom semi detached bungalow in the highly sought after location of Thorpe At Andrew. The property offers stylish, contemporary living with a versatile layout. Immaculately presented throughout, the property provides three generous ground-floor bedrooms, a sleek family bathroom and a spacious first-floor dormer room.

Undoubtedly the standout feature is the stunning open-plan kitchen, dining and living space, created by an impressive rear extension. Designed with both everyday living and entertaining in mind, this light-filled space benefits from skylights, bi-fold doors and French doors, seamlessly connecting the indoors with the garden. The high-specification Wren kitchen is beautifully appointed with a large central island, integrated appliances and ample storage, while wet underfloor heating throughout the extension ensures year-round comfort.

Outside, the landscaped rear garden enjoys a private, non-overlooked west-facing aspect, making the most of the afternoon and evening sun. A porcelain patio provides the perfect setting for alfresco dining, entertaining guests or simply unwinding in peaceful surroundings.

The renovation has been completed to an outstanding standard, with extensive upgrades including a full rewire, improvements to the heating system, an EV charging point and a fully rendered exterior. Combining high-quality finishes with thoughtful design.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, rooms and any other items are approximate and not necessarily to scale for any view, section or measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and applicable laws have not been held out or guaranteed as to their quality or otherwise under given. Made with Metaphor 02/20

## 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

Door to:

### Entrance Hall

Doors to all bedrooms, family bathroom and open plan kitchen/dining/living room.

### Open Plan Kitchen/Dining/Living Room 34'5" x 21'5"

Beautiful Wren kitchen with fitted base and wall units featuring a comprehensive range of integrated appliances including a double oven, dishwasher and fridge freezer. The kitchen also benefits from an induction hob and a generous island. Biofold doors to the rear garden.

### Utility Room 4'2" x 5'4"

### Bedroom One 11'8" x 10'0"

UPVC window and radiator.

### Bedroom Two 12'9" x 8'9"

UPVC window and radiator.

### Bedroom Three 10'4" x 10'0"

UPVC window and radiator.

### Bathroom 6'9" x 8'9"

Stunning four piece suite featuring a bath with shower over, hand wash basin and low level WC.

### Storage Room

A conveniently located storage room further improves the usability of the upper floor

### Attick Room

A ladder leads to a versatile dormer attic room, offering excellent flexibility for a home office, creative pursuits or additional storage. The dormer window fills the space with natural light, creating a bright and practical area.

## Outside Front

To the front there is a large shingle drive offering ample parking.

## Outside Rear

Patio area, lawned garden, shed, enclosed by timber fencing.

## Local Authority

Broadland District Council - Tax Band B

## Tenure

Freehold

## Utilities

Full Fibre Broadband Available.

Mains gas, electricity, water and sewerage.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Broadland District Council - Tax Band B

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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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