84 Charles Avenue | | Norwich | NR7 0PF

Guide Price £325,000

GUIDE PRICE £325,000 - £350,000 EXTENDED AND REVONATED SEMI DETACHED HOUSE Gilson Bailey are delighted to offer this stunning, extended and beautifully renovated three-bedroom semi-detached home, ideally located in the highly sought-after suburb of Thorpe St Andrew. Impeccably presented throughout, this exceptional property effortlessly blends modern style with generous living space, featuring a welcoming entrance hall, a cosy yet elegant lounge, a separate dining room perfect for entertaining, a contemporary fitted kitchen, and an impressive garden room/family space that truly forms the heart of the home. Upstairs, three well-proportioned bedrooms are complemented by a stylish and modern shower room accessed from the landing. Outside, the property continues to impress with a driveway providing off-road parking and a large, mature rear garden complete with a seating area, covered BBQ space, and useful storage sheds—ideal for both relaxing and hosting. With double glazing, gas central heating, and superb condition throughout, this is a fantastic opportunity to acquire a turnkey family home in a prime location—early viewing is highly recommended.

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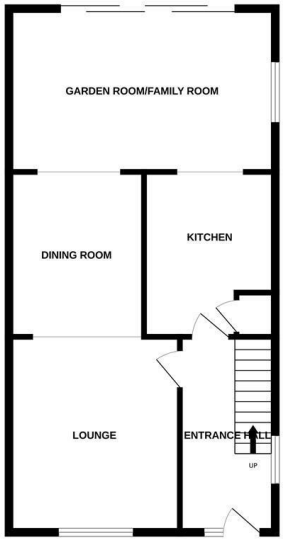
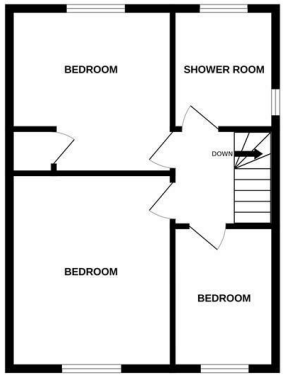
GROUND FLOOR



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 and stairs to first floor.

Lounge 13'4" x 11'8"
Double glazed window, radiator.

Dining Room 11'4" x 9'3"
Radiator.

Kitchen 11'4" x 9'0"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, space for fridge/freezer and washing machine.

Garden Room/Family Room 17'6" x 11'3"
Sliding patio doors, double glazed window, pitched roof skylight, radiator.

First Floor Landing
Doors to three bedrooms and shower room.

Bedroom One 13'4" x 11'3"
Double glazed window, radiator.

Bedroom Two 11'5" x 11'3"
Double glazed window, radiator, cupboard.

Bedroom Three 10'1" x 7'3"
Double glazed window, radiator.

Shower Room 8'4" x 7'1"
Walk-in shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail, mirror with light surround, two frosted double glazed windows.

Outside Front
Driveway providing off road parking.

Outside Rear
Timber decking and seating area, lawned garden, mature plants and shrubs, covered BBQ area, storage sheds, enclosed by timber fencing with side gate access.

Local Authority
Broadland District Council, Tax Band C.

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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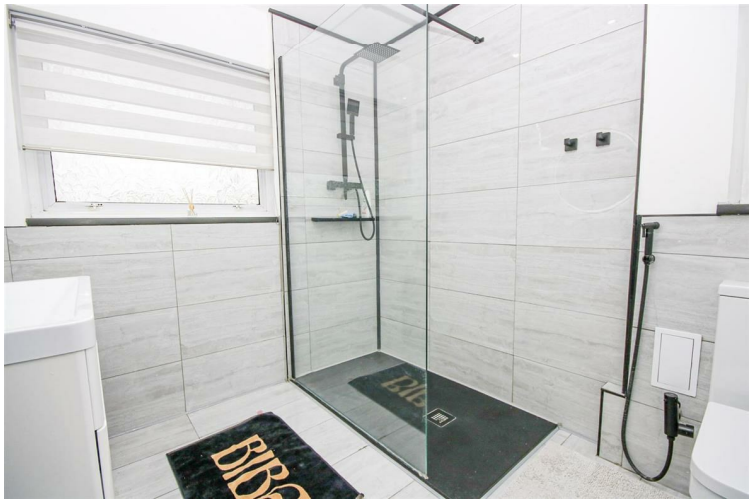

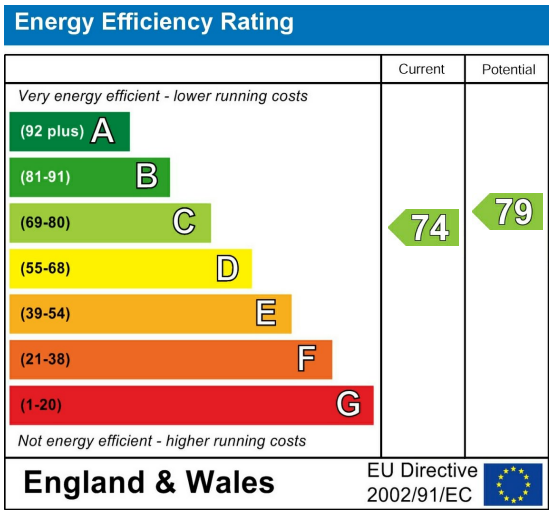

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Broadland District Council, Tax Band C

Tenure

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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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