







112 South Hill Road I I Thorpe St Andrew I NR7 0LR

Guide Price £350,000

GUIDE PRICE £350,000 - £375,000 NO ONWARD CHAIN, EXTENDED SEMI DETACHED HOUSE WITH A LARGE REAR GARDEN BACKING ONTO WOODLAND Gilson Bailey are delighted to offer this beautifully presented and extended, three bedroom semi-detached house, ideally positioned within the highly sought-after suburb of Thorpe St Andrew and presented in excellent condition throughout. Offering generous and well-balanced accommodation perfectly suited to modern family life, the ground floor comprises a welcoming entrance hall, attractive bay-fronted dining room, comfortable lounge, fitted kitchen and convenient WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing, providing a practical layout for growing families. Outside, the property really comes into its own with a shingled driveway providing ample off-road parking, while to the rear is a large lawned garden with a raised patio seating area, creating a fantastic space for entertaining, family enjoyment or simply relaxing outdoors. A particular highlight is the rear gated access leading directly to lovely woodland walks, perfect for those who enjoy the outdoors. Further benefits include double glazing and gas heating. Combining extended accommodation, excellent presentation, generous parking, impressive outside space and a desirable Thorpe St Andrew setting, this fantastic property would make a superb family home, so be quick to book a viewing to fully appreciate the size, quality and location on offer.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



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.
Made with Metropix ©2025

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, dining room, WC and stairs to first floor.

Lounge 20'5" x 12'11"
Sliding patio doors, radiator, fireplace, double doors to:

Dining Room 16'5" x 10'7"
Bay fronted double glazed window, radiator.

Kitchen 16'0" x 9'2"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, radiator, door to rear.

WC
Low level WC, hand wash basin, under stairs storage.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 12'0" x 8'5"
Double glazed window, radiator, built in wardrobes.

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

Bedroom Three 8'7" x 6'5"
Double glazed window, radiator.

Bathroom 6'3" x 5'10"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Shingled driveway providing ample off road parking.

Outside Rear
Raised patio seating area, lawned garden, mature plants and shrubs, timber shed, treehouse, enclosed by timber fencing with side gate access and rear gate access to woodland.

Local Authority
Broadland District Council, Tax Band C.

Tenure
Freehold

Utilities
Full fibre broadband available.
Mains 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.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

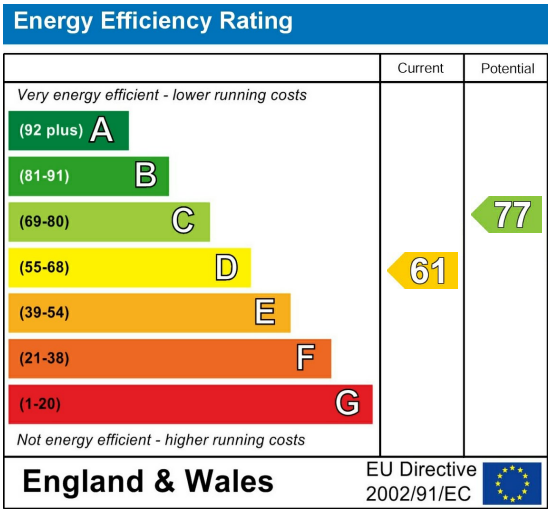












Local Authority

Broadland District Council, Tax Band C

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.