



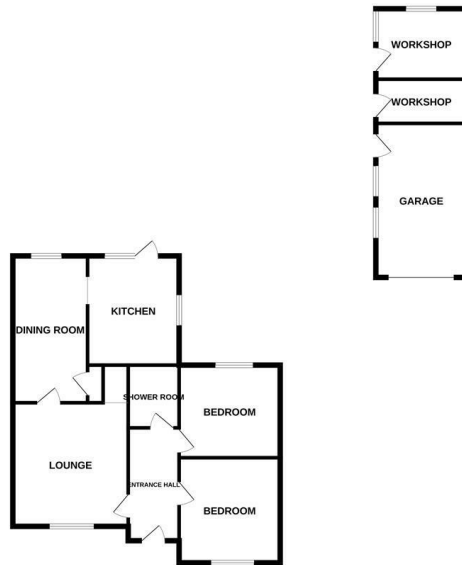
14 St. Williams Way | Thorpe St Andrew | Norwich

Offers In Excess Of £270,000

****EXTENDED BUNGALOW SITUATED ON A LARGE PLOT**** Gilson Bailey are delighted to present this beautifully extended and well-maintained two-bedroom semi-detached bungalow, perfectly positioned on a generous plot in the ever-popular suburb of Thorpe St Andrew. Offering spacious and versatile accommodation, the property features an inviting entrance hall, bright lounge, separate dining room, and a modern fitted kitchen. There are two comfortable bedrooms and a stylish shower room, providing everything needed for easy, single-storey living. Outside, the property truly shines – boasting ample off-road parking, a garage, two versatile workshops, and a stunning mature rear garden with lawn and decking, ideal for relaxing or entertaining. With gas central heating, double glazing, and no onward chain, this superb bungalow is ready to move straight into. An excellent opportunity for a range of buyers – early viewing is essential to avoid missing out!



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and solicitor accept no liability for any error or omission. Made with Metaphor 12/22

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, bathroom and two bedrooms.

Lounge 13'4" x 12'5"

Double glazed window, radiator.

Dining Room 15'10" x 8'1"

Double glazed window, radiator, cupboard.

Kitchen 11'10" x 9'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, door to rear, radiator.

Bedroom One 11'4" x 11'0"

Double glazed window, radiator.

Bedroom Two 11'0" x 10'1"

Double glazed window, radiator.

Shower Room

Shower cubicle, low level WC, hand wash basin, radiator.

Outside Front

Large shingled driveway providing ample off road parking.

Outside Rear

Single garage and two other workshops, timber decking seating area, large lawned garden, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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.

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