

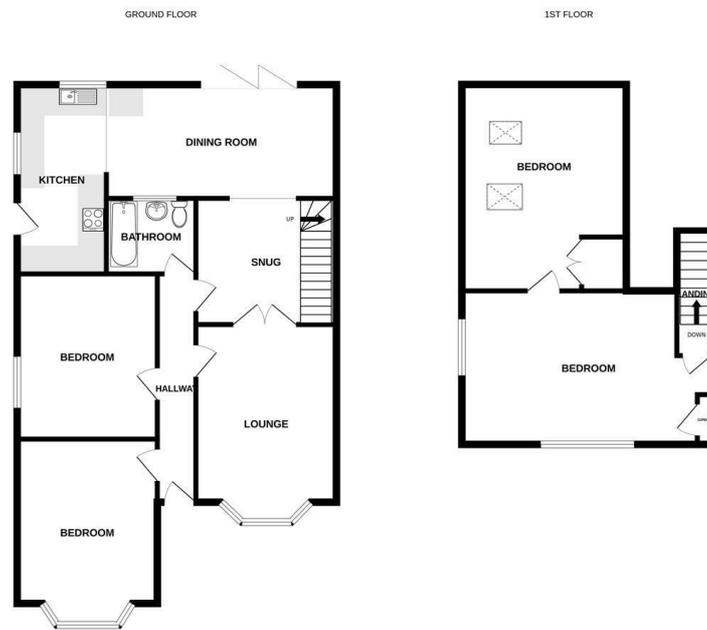


**51 Booty Road | Thorpe St Andrew | Norwich | NR7**

**Guide Price £400,000**

**\*\*GUIDE PRICE £400,000 - £425,000 A MUST SEE RENOVATED AND EXTENDED BUNGALOW IN THORPE ST ANDREW\*\*** Nestled in the ever-popular suburb of Thorpe St Andrew, this beautifully renovated and extended four-bedroom semi-detached chalet bungalow offers a rare opportunity to secure a truly turn-key family home. From the moment you step inside, you're welcomed by an entrance hall leading to a cosy lounge complete with a charming wood burner, a snug, and a show-stopping modern kitchen/diner with sleek built-in appliances—perfect for both everyday living and entertaining. The ground floor also boasts a stylish contemporary bathroom and two well-proportioned bedrooms, while the first floor provides two additional bright and versatile bedrooms. Outside, the home continues to impress with a generous frontage offering ample off-road parking and a beautifully landscaped, private rear garden featuring a sheltered seating area that backs onto serene woodland. Immaculately finished throughout with double glazing and gas heating, this exceptional bungalow radiates quality, comfort and charm—a must-see for anyone seeking a peaceful yet well-connected family haven.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors 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 herein are shown for information only and are not to be taken as a guarantee or indication of what will be provided. Made with Metropac ©2020.

## 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 two bedrooms, lounge, snug and bathroom.

### Lounge 13'10" x 11'0"

Double glazed window, radiator, wood burner.

### Snug 11'0" x 10'0"

Radiator, stairs to first floor.

### Kitchen/Diner 23'11" x 17'11"

Quality fitted wall and base units with worktops over, sink and drainer, fitted induction hob, fitted oven, space for fridge/freezer, integrated washing machine, dishwasher and tumble dryer, double glazed window, bi-fold patio doors, two radiators.

### Bathroom 6'4" x 5'5"

Panelled bath with rainfall shower, low level WC, hand wash basin, heated towel rail, extractor fan.

### Bedroom One 13'5" x 10'5"

Double glazed window, radiator.

### Bedroom Two 13'4" x 10'5"

Double glazed window, radiator.

## First Floor Landing

Door to bedroom.

### Bedroom Three 17'8" x 10'10"

Two double glazed windows, radiator.

### Bedroom Four 18'0" x 12'10"

Two Velux windows, radiator.

## Outside Front

Brick weave and shingled driveway providing off road parking.

## Outside Rear

Lawned garden, sheltered patio seating, mature plants and shrubs, enclosed by timber fencing with side gate access.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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