



49 St. Williams Way | | Norwich | NR7 0AH

Offers In Excess Of £290,000

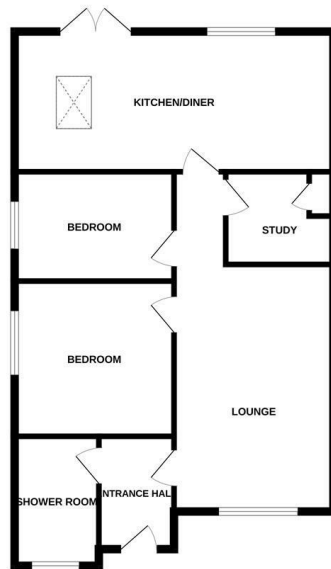
VENDORS HAVE FOUND ** EXTENDED AND RENOVATED BUNGALOW IN A SOUGHT AFTER LOCATION** Gilson Bailey are delighted to offer this stunning, renovated and extended two-bedroom semi-detached bungalow, set within the ever-popular suburb of Thorpe St Andrew. Finished to an exceptionally high standard by the current vendors, this beautifully presented home offers spacious and versatile accommodation perfect for a wide range of buyers. The welcoming entrance hall leads to a comfortable lounge, a bright and stylish open-plan kitchen/diner ideal for entertaining, a modern shower room, two generous bedrooms and the added benefit of a convenient study, providing excellent flexibility for home working or guest use.

Outside, the property is equally impressive, with a large driveway to the front providing ample off-road parking, and to the rear an outbuilding and a superb, well-maintained garden offering plenty of space for entertaining, gardening or simply relaxing in a private and peaceful setting.

Further benefits include gas central heating, double glazing and the reassurance of a full renovation and extension carried out to a very high standard. Rarely available in such immaculate condition, this wonderful bungalow combines modern living with practicality and charm, making it an outstanding opportunity for downsizers, professionals or small families alike. Early viewing is strongly recommended to fully appreciate all that this home has to offer.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other details are approximate and are not intended to be used as a basis for any application or measurement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown here are not intended to be guaranteed, as to their operation or otherwise may be given.
Made with MyPlan 12/2011

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 and shower room.

Lounge 16'11" x 11'3"

Double glazed window, radiator.

Kitchen/Diner 22'3" x 9'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, radiator, patio doors, double glazed window, roof sky light.

Bedroom One 10'11" x 10'9"

Double glazed window, radiator.

Bedroom Two 10'11" x 7'7"

Double glazed window, radiator.

Study 7'9" x 6'6"

Radiator, cupboard.

Shower Room 8'11" x 5'9"

Walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Large driveway providing off road parking.

Outside Rear

Patio seating areas, lawned garden, mature plants and shrubs, timber sheds, outbuilding, enclosed by hedging and fencing with side gate access.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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.

<https://www.gilsonbailey.co.uk>
 01603764444