



**22 Harvey Lane | Thorpe St Andrew | Norwich | NR7**

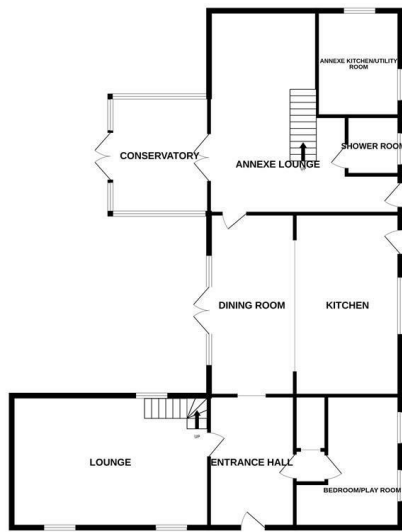
**£700,000**

Gilson Bailey are delighted to offer this mostly renovated four/five-bedroom detached home, originally an old coach house dating back to the 1860s, offering charm, character, and excellent annexe potential. Situated in the highly sought-after suburb of Thorpe St Andrew, the spacious accommodation comprises an entrance hall, lounge, large kitchen/diner, bedroom/playroom, conservatory, and a potential annexe area featuring a lounge with stairs to a mezzanine bedroom/office, annexe kitchen/utility, and a modern fitted shower room. On the first floor, there are three bedrooms and an unfinished bathroom off the landing, with bedroom one benefiting from an en-suite. Outside, the property enjoys a large driveway providing ample off-road parking to the front and side, along with a private enclosed rear garden ideal for family living. The home benefits from gas heating, partial double glazing, and is presented in excellent condition throughout. Combining period character with modern comfort and flexibility, this unique property makes an ideal family home with annexe potential – early viewing is highly recommended.

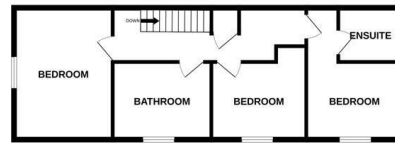




GROUND FLOOR



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, dining room and bedroom/playroom.

### Lounge 20'8" x 13'11"

Two windows to the front, two radiators, stairs to first floor.

### Kitchen 19'1" x 10'9"

Fitted wall and base units with worktops over, butler sink with tap over, centre island, Range cooker, fitted oven, space for fridge/freezer and dishwasher, window and door to side, radiator.

### Dining Room 19'10" x 8'11"

Patio doors, two radiators.

### Bedroom/Play Room 14'6" x 11'1"

Three windows, radiator.

### Conservatory 12'4" x 10'4"

Doors to garden.

### Annexe Lounge 21'3" x 20'9"

Doors to side, two radiators, stairs to mezzanine area.

### Annexe Kitchen/Utility 11'0" x 8'9"

Fitted base units with worktops over, sink and drainer, fitted hob and oven, space for washing machine and tumble dryer, two windows.

### Annexe Shower Room 6'0" x 5'8"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted window.

## Mezzanine Bedroom/Office 11'5" x 9'3"

Window to rear, radiator.

## First Floor Landing

Doors to three bedrooms and bathroom.

## Bedroom One 15'3" x 11'2"

Two windows, radiator.

## En-Suite 7'11" x 5'7"

Panelled bath, low level WC, hand wash basin, heated towel rail.

## Bedroom Two 14'0" x 10'4"

Window to side, radiator.

## Bedroom Three 9'11" x 8'5"

Window to front, radiator.

## Bathroom 9'11" x 8'4"

## Outside

Large driveway providing ample off road parking to the front and side and to the rear there is a lawned and paved garden that isn't overlooked.

## Local Authority

Broadland District Council, Tax Band E.

## 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>                            |                            | <b>76</b>                                                                           |
| (55-68) <b>D</b>                            | <b>64</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<br>2002/91/EC |  |

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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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