



**17 Rook Drive | Thorpe Marriott | Norwich | NR8 6XJ**

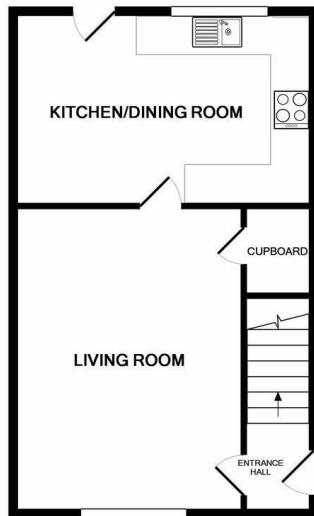
## Offers In Excess Of £210,000

Gilson Bailey are delighted to present this superbly maintained two-bedroom modern home, ideally situated in a quiet cul-de-sac within the highly sought-after Thorpe Marriott development. The property benefits from convenient access to local shops, schools, and a range of amenities.

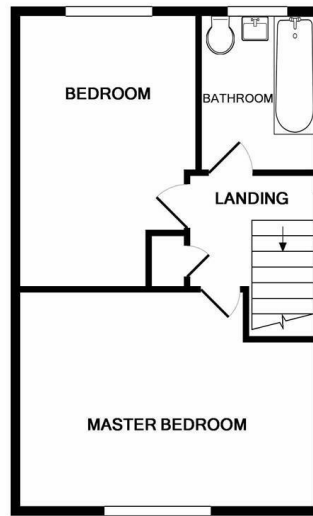
The accommodation comprises an inviting entrance hall, a bright and spacious living room with built-in storage, and a well-appointed kitchen breakfast room featuring a dining area. Upstairs offers a generous master double bedroom, a second bedroom, and a contemporary family bathroom.

Externally, the property boasts a private garden, off-street parking, gas central heating, and double glazing throughout.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Marriott which is situated north of the historic Cathedral City centre of Norwich. There is a good selection of local amenities including schooling for all ages, doctors surgery, shops, supermarket and vet, with excellent public transport in and out of Norwich City centre and good access to Norwich International Airport.

### Accommodation Comprises

Door to

#### Entrance Hall

Part glazed front door to entrance hall. Door to living room, stairs to first floor.

#### Living Room 14'9" x 9'10"

Large front aspect window, built in storage cupboard and radiator.

#### Kitchen/Dining Room 13'5" x 8'2"

Ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances. Dining area, door to garden, radiator.

#### Bedroom One 13'5" x 11'9"

Front aspect window, wardrobe recess and radiator.

#### Bedroom Two 11'9" x 6'10"

Rear aspect window overlooking the garden. Radiator.

#### Bathroom

Suite comprising bath, WC and wash basin. Frosted window and radiator.

#### Outside

Fully enclosed attractive garden, mainly hard landscaped for easy maintenance, patio area, mature shrubs.

#### Parking

One allocated private parking space. Further unrestricted on street parking.

### Local Authority

Broadland District Council - Tax Band B

### Tenure

Freehold

### Utilities

Ultrafast Broadband Available.  
Mains water, gas and electricity.


### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(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	

**Local Authority**

Broadland District Council - Tax Band B

**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.