



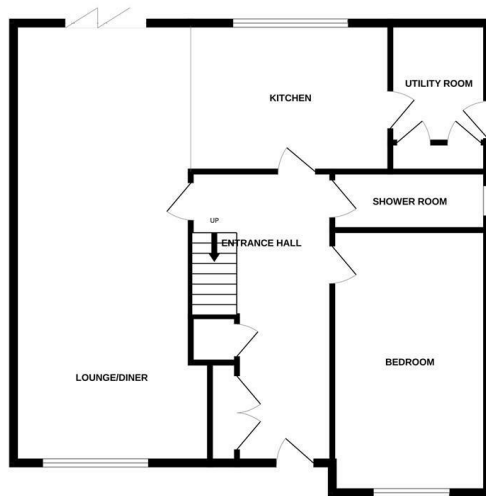
1a Ring Road | | Thorpe St Andrew | NR7 0XD

Offers In Excess Of £550,000

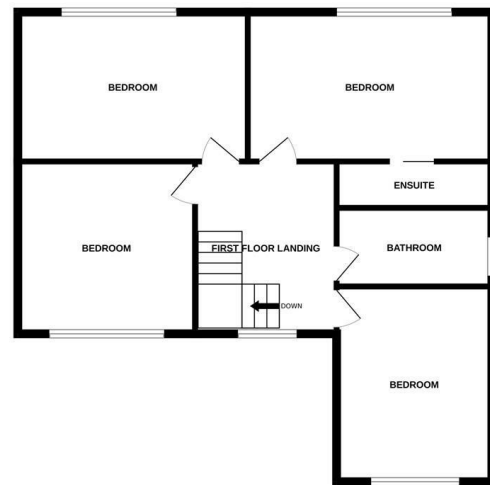
****STUNNING RENOVATED DETACHED FAMILY HOME**** Gilson Bailey are delighted to present this stunning, fully renovated five-bedroom detached family home, ideally positioned within the highly sought-after suburb of Thorpe St Andrew. Beautifully designed for modern family living, the accommodation welcomes you via an inviting entrance hall into an impressive open-plan 'L'-shaped lounge, dining area and contemporary kitchen, creating a superb social hub for everyday living and entertaining. The ground floor is further enhanced by a practical utility room, a stylish shower room and a versatile bedroom, ideal for guests or home working. Upstairs, three well-proportioned bedrooms are served by a modern family bathroom, with the principal bedroom enjoying the added luxury of its own en-suite shower room. Externally, the property boasts a large shingled driveway providing ample off-road parking, leading to a newly built garage, and a generous lawned rear garden perfect for families and outdoor entertaining. Finished to an excellent standard throughout and benefiting from double glazing and gas central heating, this exceptional home offers space, style and comfort in a prime location and must be viewed to be fully appreciated.



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/diner, kitchen, bedroom, shower room, cupboard and stairs to first floor.

Lounge/Diner 29'6" x 11'7"

Double glazed window, bi-fold patio doors, three radiators.

Kitchen 13'4" x 9'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, double glazed window.

Utility Room 8'6" x 6'5"

Fitted wall and and base units with worktops over, sink and drainer, space for washing machine, cupboard, door to side.

Shower Room 10'4" x 3'10"

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

Bedroom Five 16'6" x 9'10"

Double glazed window, radiator.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 16'4" x 10'0"

Double glazed window, radiator.

En-Suite 9'11" x 3'0"

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

Bedroom Two 15'5" x 9'10"

Double glazed window, radiator.

Bedroom Three 11'10" x 11'6"

Double glazed window, radiator.

Bedroom Four 13'1" x 10'0"

Double glazed window, radiator.

Bathroom 9'10" x 4'11"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Large shingled driveway providing ample off road parking.

Garage 22'9" x 11'7"

Electric roller door and access from garden.

Outside Rear

Patio seating area, large lawned garden, enclosed by timber fencing.

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) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tenure

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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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