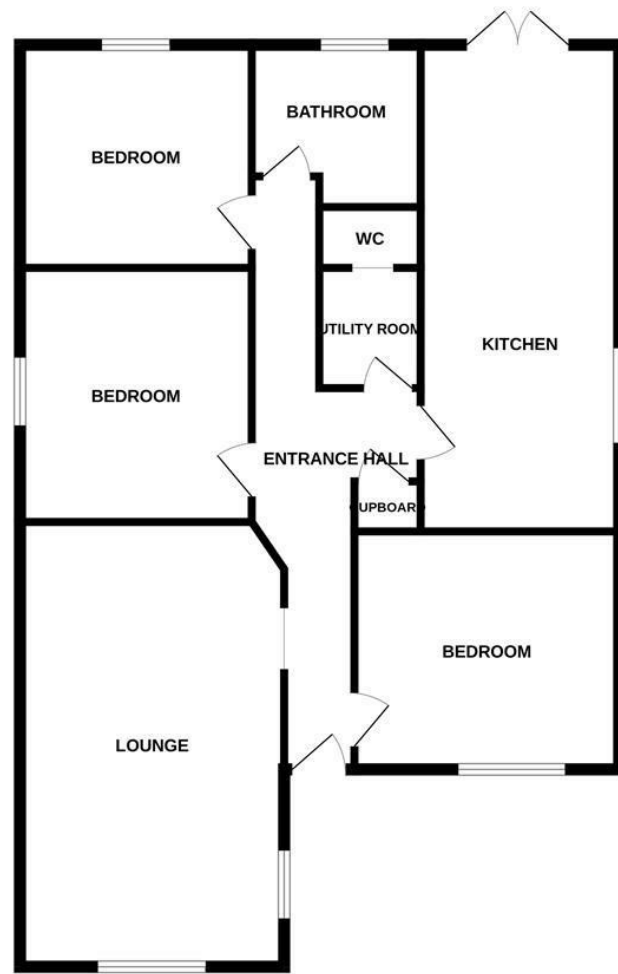


GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



6 Boulton Road | Thorpe St Andrew | Norwich | NR7 0DF

Guide Price £475,000

****GUIDE PRICE £475,000 - £500,000 LARGE DETACHED BUNGALOW IN A PEACEFUL CUL-DE-SAC**** Gilson Bailey are delighted to offer this stunning and spacious three-bedroom detached bungalow situated within a sought-after cul-de-sac in the highly requested suburb of Thorpe St Andrew. Beautifully presented throughout, the property offers generous and versatile single-level accommodation comprising a welcoming entrance hall, large lounge, modern kitchen/diner, utility room, WC, stylish bathroom and three well-proportioned double bedrooms. Outside, the home continues to impress with a shingled driveway providing ample off-road parking leading to a garage, along with a beautifully maintained and private rear garden perfect for relaxing or entertaining. Further benefits include double glazing, gas central heating and excellent decorative condition throughout, making this exceptional bungalow ideally suited to a wide range of buyers seeking comfortable and stylish living in a desirable location.

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.

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, kitchen/diner, bathroom, utility room and three bedrooms.

Lounge 21'4" x 12'7"

Two double glazed windows, radiator.

Kitchen/Diner 23'4" x 9'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher and wine fridge, space for fridge/freezer, double glazed window, patio doors, radiator.

Bathroom 9'3" x 6'9"

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

Utility Room 5'3" x 5'1"

Fitted base units with worktops over, space for washing machine, radiator.

WC 4'11" x 2'10"

Low level WC, hand wash basin.

Bedroom One 12'10" x 11'7"

Double glazed window, radiator.

Bedroom Two 12'3" x 11'2"

Double glazed window, radiator.

Bedroom Three 11'3" x 10'10"

Double glazed window, radiator.

Outside Front

Large driveway providing ample off road parking.

Garage 17'10" x 8'10"

Outside Rear

Patio area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing with side access.

Local Authority

Broadland District Council, Tax Band D.



Tenure

Freehold

Utilities

Fibre to the property.
Mains gas, 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.

