

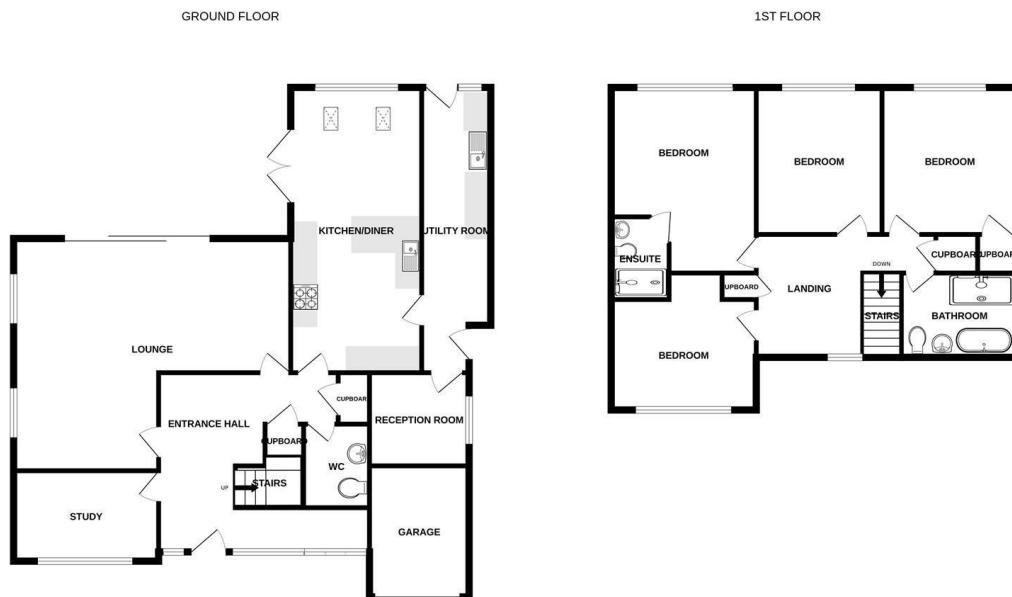


## 6 Boulderside Close | | Norwich | NR7 0JJ

**£675,000**

\*\*RARELY AVAILABLE DETACHED FAMILY HOME HIDDEN IN A PEACEFUL LOCATION ON A SPACIOUS PLOT\*\* This exquisite, extended four-bedroom detached family home is nestled in a peaceful cul-de-sac in the highly desirable suburb of Thorpe St Andrew. Immaculately presented throughout, the property boasts a welcoming entrance hall, a spacious 'L' shaped lounge, a stunning extended kitchen/diner, a dedicated study, a utility room, and a flexible reception room that can be tailored to your needs. Upstairs, the generous master suite enjoys the luxury of an en-suite shower room, while three further double bedrooms are complemented by a beautifully appointed family bathroom. Outside, the property is equally impressive, with a large driveway offering plenty of off-road parking, and a private, meticulously maintained garden to the rear, complete with a charming patio area - perfect for al fresco dining and entertaining guests. With double glazing, gas central heating, and an abundance of space and style, this exceptional home offers the perfect blend of comfort and convenience. Early viewing is essential to fully appreciate the impressive size, quality, and sought-after location on offer.

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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, kitchen, study, WC and stairs to first floor.

### Lounge 22'8" x 18'9"

Sliding patio doors, two double glazed windows, radiator.

### Kitchen/Diner 23'3" x 10'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and dishwasher, radiator, double glazed window, two Velux windows, door to garden.

### Utility Room 23'2" x 5'9"

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

### Study 11'10" x 7'4"

Double glazed window, radiator.

### Reception Room 8'3" x 7'6"

Double glazed window.

### WC

Low level WC, hand wash basin, radiator.

### First Floor Landing

Doors to four bedrooms and bathroom.

### Bedroom One 15'3" x 12'0"

Double glazed window, radiator.

### En-Suite 6'8" x 4'7"

Shower cubicle with rainfall shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

### Bedroom Two 11'10" x 8'11"

Double glazed window, radiator.

### Bedroom Three 12'0" x 10'3"

Double glazed window, radiator.

### Bedroom Four 12'0" x 11'0"

Double glazed window, radiator.

### Bathroom 10'5" x 6'5"

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

### Outside Front

Large driveway providing ample off road parking leading to a party converted garage.

### Outside Rear

Large patio area, lawned garden, mature plants and shrubs, enclosed by fencing and hedging.

### Local Authority

Broadland District Council, Tax Band E.

### Tenure

Freehold

### Utilities

Full fibre broadband available.  
 Mains water and electric.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 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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