



12 Beechwood Drive | | Thorpe St Andrew | NR7 0LP

Price Guide £400,000

GUIDE PRICE: £400,000 - £425,000

Beautifully extended and finished to a high specification throughout, this impressive home offers a superb balance of stylish open-plan living and versatile accommodation, perfectly designed for modern family life. The property is approached via a driveway leading to the front door and garage.

Inside, the ground floor flows effortlessly with a welcoming lounge featuring a working fireplace, bay window to the front aspect, and radiator, offering a cosy yet elegant retreat.

At the heart of the home lies the stunning open-plan kitchen, dining and living space. Designed for both entertaining and everyday living, it boasts granite worktops, a central island with Siemens induction hob and sociable seating overhang, and eye-level Siemens oven and grill. A roof lantern floods the space with natural light, while triple-panel sliding doors open seamlessly onto the garden. This impressive space also flows into a snug area, with access through to the hallway, enhancing the home's sense of connection and flexibility.

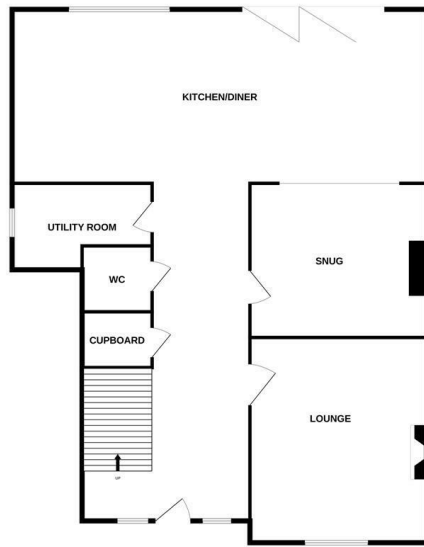
A practical utility room offers excellent storage with floor-to-ceiling cupboards, space for a washing machine, base units with granite worktops and sink, a side aspect window, and underfloor heating. The ground floor is further complemented by a stylish WC with concealed fittings, hand wash basin, sensor lighting, and underfloor heating. Upstairs, the bedrooms are well-proportioned and finished with thoughtful touches such as built-in wardrobes, cupboards, tall radiators, and double-glazed windows. The high-specification bathroom includes a shower cubicle with feature niche, concealed overhead shower system, and quality fittings throughout, along with a front aspect window with built-in shutters.

Externally, the beautifully landscaped rear garden provides a private and peaceful escape, featuring timber decking, stepping stones, and mature planting. A truly exceptional home that combines contemporary design and practical living!

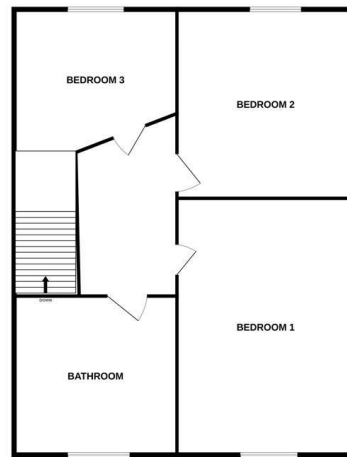


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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:

Accommodation Comprises:

Door too.

Entrance Hall:

Doors leading to the lounge, downstairs cupboard, WC, utility room, and open-plan kitchen/dining/lounge area, with a tall column radiator

Lounge: 11'6" x 10'9"

Feature working fireplace, bay window to the front aspect, and radiator

WC:

Concealed low-level WC, hand wash basin, sensor spotlight, and underfloor heating.

Utility: 7'10" x 6'1"

Floor-to-ceiling cupboard, space for a washing machine, base units with granite worktops over, and a glazed window to the side aspect, with underfloor heating

Kitchen/ Dining Area: 25'9" x 20'5"

Base units with granite worktops incorporating a built-in sink, and floor-to-ceiling kitchen cupboards. Eye-level Siemens oven and grill, and a central island with Siemens induction hob, featuring an overhang providing a versatile seating/dining area. A roof lantern floods the room with natural light, complemented by triple-panel sliding doors. The space flows into the snug area, which includes a radiator and a door leading to the hallway.

First Floor Landing:

Doors leading to bedroom One, Two and three as well as the family bathroom.

Bathroom:

A high-specification bathroom featuring a shower cubicle with feature niche and a concealed overhead shower with electric equaliser system. Further comprising a low-level WC, towel rail, tiled flooring, and shaving point, with a double-glazed window to the front aspect complete with built-in shutters.

Bedroom One: 12'7" x 10'9"

Double-glazed window to the front aspect, tall radiator, and built-in wardrobes.

Bedroom Two: 10'8" x 10'1"

Double-glazed window to the front aspect and built-in cupboard.

Bedroom Three: 9'0" x 6'5"

Double glazed window to front.

Outside Rear:

Beautifully landscaped garden with timber decking, stepping stones, and a private enclosed setting with mature plants and trees. There is also an outbuilding, which could be used as an office or a summer house.

Outside Front:

Concrete driveway leading to the front door and garage, bordered by mature bushes.

Local Authority:

Broadland District Council - Tax Band C

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.



Energy Efficiency Rating

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

Local Authority

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.

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