

46 Broom Avenue

Thorpe St Andrew, Norwich, NR7 0BA

£400,000

**Presenting this exceptional, extended three-bedroom detached bungalow, perfectly positioned in the highly sought-after area of Thorpe St Andrew and offered with no onward chain. Boasting a breathtaking open-plan kitchen and living space, mature front gardens, and a block-paved driveway, this property offers a superb blend of traditional charm and modern convenience.**

- Extended three double bedroom detached bungalow
- Offered to the market with no onward chain bungalow
- Stunning open-plan kitchen with a roof light and log burner
- Separate bay-fronted lounge with a feature fireplace
- Generous main bedroom with built-in wardrobes
- Large four-piece family bathroom suite
- Block-paved driveway providing ample off-road parking
- Substantial detached workshop to the rear



### DETAILED DESCRIPTION

Step inside this beautifully appointed three double bedroom detached bungalow, where spacious and versatile single-storey living is evident throughout. The welcoming entrance hall leads you to a bright and comfortable lounge, featuring a large bay window and an elegant feature fireplace with a cast iron insert. The true heart of this home is the spectacular open-plan kitchen and breakfast room located at the rear, as shown on the floor plan. This incredibly social space is flooded with natural light from roof lights and is beautifully finished with terracotta-style tiled flooring, cream shaker-style cabinetry, integrated double ovens, and exposed brickwork. A charming log burner sits within a brick fireplace, providing a warm focal point for dining and entertaining.

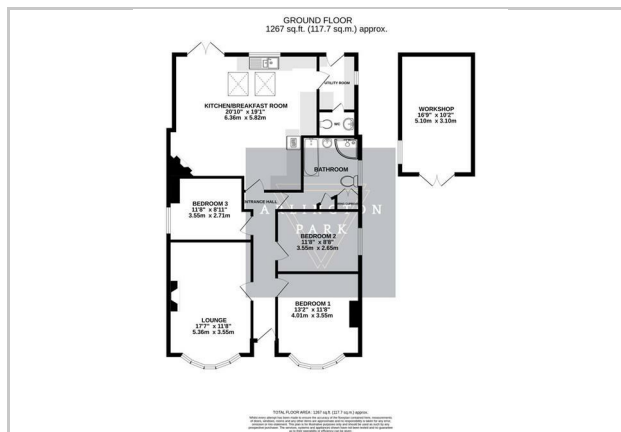
The property offers three well-proportioned bedrooms, all fully carpeted and neutrally decorated. The primary bedroom benefits from a lovely bay window and extensive built-in wardrobes, offering excellent storage. A generously sized, fully tiled family bathroom serves the home, complete with a panelled bath, a separate corner shower cubicle, a pedestal hand wash basin, and a WC. Additionally, there is a highly practical utility room housing the wall-mounted boiler, which provides access to a convenient separate WC.

Externally, the front of the property features a beautifully maintained garden with mature planting and a large block-paved driveway that provides off-road parking for multiple vehicles. Gated side access leads to the rear, where you will find a substantial detached workshop, offering excellent potential for hobbies, secure storage, or a home office conversion. Available with the distinct advantage of no onward chain, this home offers a smooth and straightforward purchasing opportunity.

### LOCAL AREA AND FACILITIES

Broom Avenue is located in the highly desirable and leafy suburb of Thorpe St Andrew, situated just a few miles east of Norwich city centre. The area is exceptionally well-served by a range of local amenities, including supermarkets, independent shops, cafes, and popular riverside public houses along the nearby River Yare.

Families are drawn to the area due to its excellent schooling options, with well-regarded primary and secondary schools located a short distance away. For leisure and recreation, there are numerous parks and green spaces within walking distance, and the beautiful Norfolk Broads are just a short drive away. Transport links are excellent, offering regular bus services into Norwich, easy access to the A47 southern bypass, and the Broadland Northway (NDR) for wider commuting.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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>		
(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		
	66	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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