

Oak Avenue, Thorpe St Andrew
Guide Price £260,000 - £270,000 Freehold



We have every attempt been made to ensure the accuracy of the floorplan dimensions. Measurements of doors, windows, rooms and any other space are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should satisfy themselves by inspection or otherwise as to their accuracy. Measurements are given to the nearest millimetre.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. 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.

- Attractive Semi Detached Bungalow
- Two Well Proportioned Bedrooms
- Modern Re-Fitted Kitchen
- Useful Loft Room
- Sitting Room & Dining Room

- Generous Mature Rear Garden
- Ample Off Road Parking & Two Outbuilding
- Offered With No Onward Chain
- Popular Thorpe St Andrew Location
- EPC Rating D / Council Tax Band B

Description

Iconic Estate Agents are delighted to present this attractive semi-detached bungalow, ideally situated in the popular and well-established location of Thorpe St Andrew.

Offered with no onward chain, the property benefits from well-proportioned accommodation, a generous mature rear garden and ample off-road parking. An early internal inspection is highly recommended.

The accommodation begins with an entrance hallway providing access to both bedrooms and the dining room. Both bedrooms are well-proportioned and positioned to the front of the property, while the dining room offers a welcoming space with a feature fireplace, a door leading to the inner hallway and an opening into the sitting room. The sitting room is a bright and comfortable space, with a door providing access to the kitchen and French doors opening directly onto the rear garden. The kitchen has been re-fitted with a range of modern wall and base units, complemented by work surfaces and an inset composite sink and drainer. Integrated appliances include an electric oven with four-ring hob and extractor above, while there is also space for a washing machine and American-style fridge/freezer. Stairs from the kitchen lead to a useful loft room, providing excellent additional storage.

The inner hallway features a fitted combination boiler and provides access to the bathroom, which is fitted with a three-piece suite comprising a panel bath with shower over, low-level WC and wash hand basin.

This appealing bungalow offers a combination of generous accommodation, a mature garden, excellent parking and a popular Thorpe St Andrew location, all with the added benefit of no onward chain.

Outside

Outside, the front of the property features a lawned garden with established shrub borders, alongside a brick-weave driveway providing ample off-road parking. The rear garden is a particular highlight, offering a beautiful and mature outdoor space with an established selection of flowers, shrubs and hedging providing a good degree of privacy. The garden is predominantly laid to lawn with well-stocked borders and also benefits from a separate patio area, ideal for outdoor seating and entertaining. There are also two useful outbuildings, providing valuable additional storage.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax B

Tenure

Freehold

Directions

From Thunder Lane turn into Spinney Road and take the third turning right into Oak Avenue where the property can be found indicated by our For Sale Board.

