



1 Gordon Avenue | Thorpe St Andrew | Norwich | NR7

Offers In Excess Of £500,000

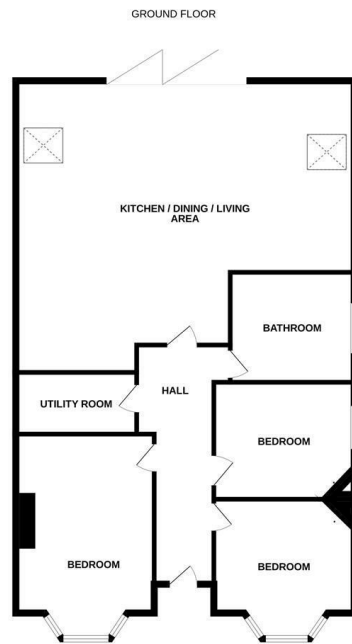
**** INCREDIBLE EXTENDED DETACHED BUNGALOW IN A SOUGHT-AFTER LOCATION**** Gilson Bailey are delighted to bring to market this truly exceptional detached bungalow, thoughtfully renovated and extended by its current owners. It offers stylish, contemporary living while still retaining plenty of character and charm.

The accommodation comprises a welcoming entrance hall, three bedrooms each featuring a fireplace and fitted shutter blinds, a separate utility room, and a stunning four-piece family bathroom. The standout feature is the impressive open-plan bespoke kitchen and living area, complete with bi-fold doors opening out to the rear garden.

Outside, there is a driveway providing ample off-road parking, along with a generous rear garden featuring a porcelain tiled patio and an undercover garden room, ideal for entertaining.

This bungalow would suit a wide range of buyers, and an internal viewing is highly recommended to fully appreciate the quality on offer.





Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other items 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 such for any prospective purchase. The services, fixtures and appliances shown here are not intended to constitute a guarantee as to their availability or effectiveness for sale.

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.

Hallway

Radiator, access to all rooms, loft hatch, picture rails

Bedroom One 17'5" x 11'6"

Double glazed window to front and side with shutter blinds, radiator, feature fireplace picture rails

Bedroom Two 11'11" x 11'10"

Double glazed window to front with shutter blinds radiator, feature fireplace picture rails

Bedroom Three 10'4" x 11'10"

Double glazed window to side with shutter blinds , radiator, feature fireplace picture rails

Utility 10'0" x 4'9"

Wall mounted gas boiler, fitted base units worktops over, space for washing machine and dryer.

Bathroom 10'8" x 8'5"

Frosted window to side. Low level WC, wash basin, large walk in shower, modern free standing bath, picture rails, heated towel radiator.

Kitchen/Living Area 27'0" x 23'10" max

2 Velux windows, bi fold doors to rear garden. Wall mounted radiator and further 2 radiators, Kitchen Area - Double glazed window to side, bespoke fitted wall and base units with solid oak worktops over, fitted oven and grill, 4 ring hob, single sink and drainer with boiling water tap, built in fridge and separate freezer, dishwasher, pantry and coffee station area.

Outside

To the front there is a large driveway to the front and side providing ample off road parking all enclosed by timber fencing and hedging. To the rear there is a stunning feature porcelain tiled patio leading to a good side lawned area, with various plants and shrubs, timber shed, Feature 4.66 x 2.69 undercover area ideal for entertaining with power, attached to a further storage shed.

Utilities

Broadband: FTTC
Mains gas, electricity and water.

Local Authority

Broadland District Council - Tax Band C

Tenure

Freehold


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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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	

Local Authority

Broadland District Council - Tax Band C

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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