



25 Laundry Lane | | Thorpe St Andrew | NR7 0XF

Guide Price £325,000

****GUIDE PRICE £325,000 - £350,000 EXTENDED SEMI DETACHED CHALET OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this beautifully extended four-bedroom semi-detached chalet bungalow, ideally located in the highly sought-after suburb of Thorpe St Andrew. Well presented throughout, the property offers spacious and versatile accommodation including a welcoming entrance hall, a comfortable lounge, a modern fitted kitchen, a stylish contemporary bathroom, two well-proportioned bedrooms and a delightful conservatory overlooking the garden on the ground floor. Upstairs, the property continues to impress with two further bedrooms, providing flexible space for family living, guests or home working. Outside, the home benefits from a generous driveway offering ample off-road parking, while to the rear there is a large lawned garden perfect for relaxing, entertaining or family activities. Further advantages include double glazing, gas central heating and the added benefit of no onward chain, making this an excellent opportunity to secure a fantastic family home in one of Norwich's most desirable residential areas.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, buildings, 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 accuracy, content and appearance of these plans have not been tested and no guarantee, as to their accuracy or efficacy, 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, bathroom, two bedrooms and stairs to first floor.

Lounge 16'10" x 12'4"

Two double glazed windows, radiator.

Kitchen 14'4" x 13'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, radiator.

Bathroom 8'3" x 6'11"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom One 11'5" x 9'11"

Double glazed window, radiator.

Bedroom/Dining Room 12'7" x 11'0"

Patio doors, radiator.

Conservatory 14'1" x 11'3"

Patio doors to garden.

First Floor Landing

Doors to two bedrooms.

Bedroom Two 14'4" x 7'9"

Double glazed window.

Bedroom Three 16'0" x 8'7"

Double glazed window.

Outside Front

Driveway providing ample off road parking.

Outside Rear

Patio area, large lawned garden, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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