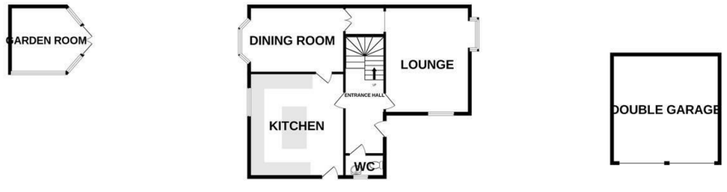
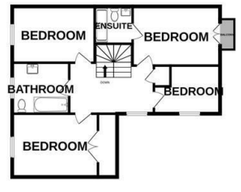
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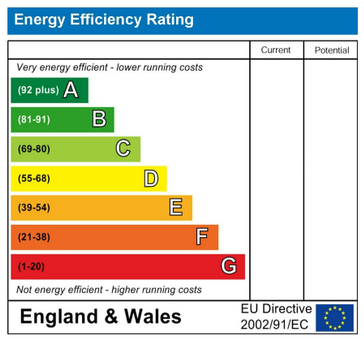
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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3 Howard Close I I Norwich I NR7 0LE

£525,000

STUNNING DETACHED FAMILY HOME TUCKED AWAY IN A QUIET CUL-DE-SAC Gilson Bailey are delighted to offer this stunning, spacious and beautifully presented, four bedroom detached family home, pleasantly tucked away in a quiet cul-de-sac within the highly sought-after suburb of Thorpe St Andrew. Presented in excellent condition throughout, this impressive property offers generous and well-balanced accommodation, combining stylish modern interiors with excellent outside space, making it a wonderful choice for growing families seeking a comfortable home in a peaceful and desirable residential setting. The ground floor comprises a welcoming entrance hall leading into a spacious and inviting lounge, providing a lovely setting for relaxing and entertaining, alongside a separate dining room, ideal for family meals and social gatherings, a stylish modern fitted kitchen and convenient ground floor WC. Upstairs, the property boasts four generously proportioned bedrooms and a family bathroom, all accessed off landing, with bedroom one enjoying the added luxury of its own private en-suite shower room, providing extra comfort and convenience. Outside, the property really comes into its own with a driveway providing ample off-road parking and leading to a double garage, while to the rear is a good-sized, mature garden, offering a wonderful setting for outdoor dining, entertaining and family enjoyment. A particular highlight is the lovely garden room, providing a fantastic additional space that could be enjoyed as a home office, hobby room or peaceful retreat overlooking the garden. Further benefits include double glazing and gas heating. Combining four bedrooms, excellent presentation, generous living accommodation, a double garage and a beautiful mature garden with a versatile garden room, all within a desirable cul-de-sac location in Thorpe St Andrew, this exceptional property would make a truly fantastic family home, so be quick to book a viewing.

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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, WC and stairs to first floor.

Lounge 16'10" x 13'5"
Two double glazed windows, radiator, wood burner.

Dining Room 16'4" x 10'5"
Double glazed window, radiator.

Kitchen 16'4" x 14'5"
Fitted wall and base units with worktops over, sink and drainer, centre island, fitted hob and oven, integrated fridge, washing machine and dishwasher, double glazed window, radiator, door to side.

WC 6'4" x 3'7"
Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing
Doors to four bedrooms and bathroom.

Bedroom One 13'7" x 9'4"
Doors to balcony, radiator, fitted wardrobes.

En-Suite 5'8" x 4'7"
Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 12'9" x 8'6"
Double glazed window, radiator, storage cupboard.

Bedroom Three 10'11" x 7'8"
Double glazed window, radiator.

Bedroom Four 11'11" x 9'2"
Double glazed window, radiator.

Bathroom 8'8" x 7'8"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Driveway providing off road parking leading to:

Double Garage 17'0" x 16'8"









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Outside Rear
Patio seating area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

Garden Room 13'3" x 11'9"

Local Authority
Broadland District Council, Tax Band E.

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.









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