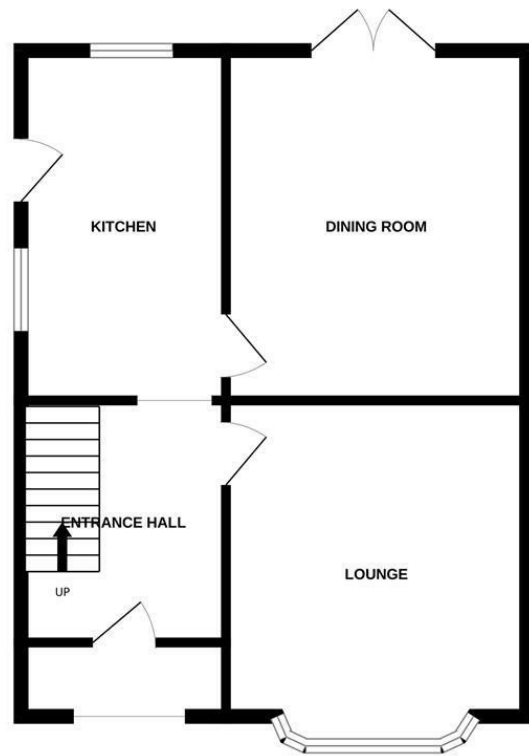
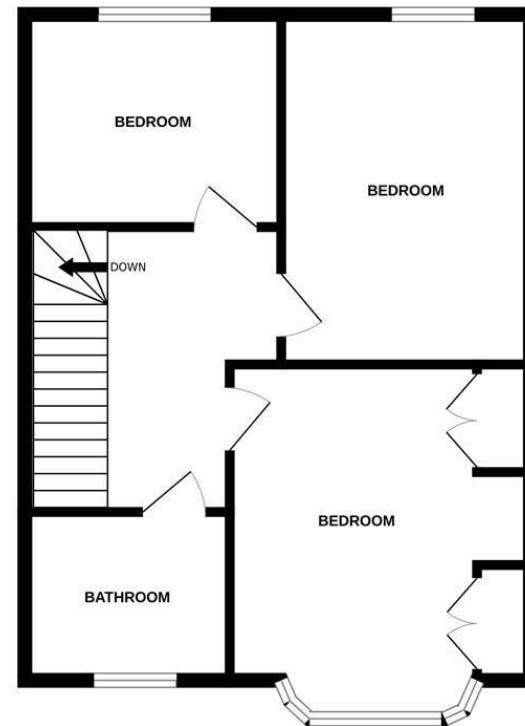


GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



**119 St. Williams Way | Thorpe St Andrew | Norwich
| NR7 0AN**

Guide Price £425,000

****RENOVATED DETACHED HOUSE WITH AN OUTSIDE STUDIO**** Gilson Bailey are delighted to offer this beautifully presented and extensively renovated, three bedroom bay-fronted detached house, ideally positioned within the highly sought-after suburb of Thorpe St Andrew. Updated to an excellent standard throughout, with the kitchen providing an opportunity for the new owners to put their own stamp on the home, the property offers generous accommodation alongside exciting potential for further expansion. The ground floor comprises a welcoming entrance hall, attractive bay-fronted lounge, separate dining room and kitchen, while upstairs there are three well-proportioned bedrooms and a stunning modern bathroom off landing. Outside, the property features a lawned front garden and driveway providing off-road parking, leading to a single garage, while to the rear is a large and mature garden, providing a fantastic space for entertaining, relaxing and family enjoyment. A particular highlight is the garden studio, offering a versatile additional space ideal for home working, hobbies or recreation. Further benefits include double glazing, gas heating and planning permission for a single-storey side and rear extension, offering excellent scope to enhance the property even further. Combining superb presentation, generous outside space and exciting future potential in a desirable Thorpe St Andrew location, this impressive property would make an excellent family home, so be quick to book a viewing.

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 and stairs to first floor.

Lounge 12'7" x 11'11"

Double glazed windows, radiator, wood burner.

Dining Room 14'0" x 10'10"

French doors, radiator.

Kitchen 14'0" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, two double glazed windows, radiator, PVC door.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'0" x 9'8"

Double glazed windows, radiator, built in wardrobes.

Bedroom Two 12'7" x 11'10"

Double glazed window, radiator.

Bedroom Three 9'9" x 8'3"

Double glazed window, radiator.

Bathroom 7'0" x 5'7"

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

Outside Front

Lawned garden with mature plants and shrubs, driveway providing off road parking leading to a single garage.

Outside Rear

Lawned garden with mature plants and shrubs, studio with power and lighting, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold



<https://www.gilsonbailey.co.uk>
01603764444

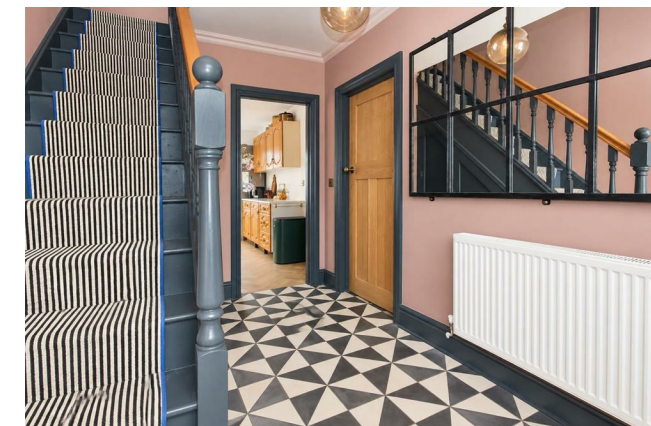
Utilities

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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