



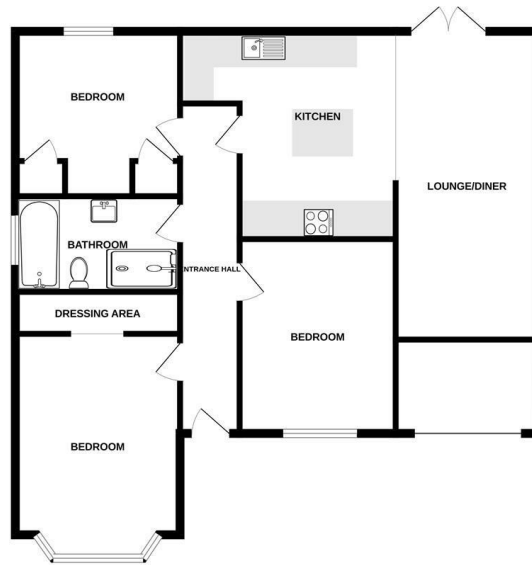
3 Thor Loke | Thorpe St Andrew | Norwich | NR7 0DT

Guide Price £450,000

**** GUIDE PRICE £450,000 - £475,000 STUNNING FULLY RENOVATED DETACHED BUNGALOW IN THORPE ST ANDREW **** Gilson Bailey are delighted to offer this simply stunning, fully renovated three-bedroom detached bungalow, ideally situated within the highly sought-after suburb of Thorpe St Andrew. Finished to an exceptional standard throughout, this beautifully transformed home offers stylish and contemporary living space perfect for modern family life. The accommodation comprises a welcoming entrance hall leading to a breathtaking open-plan lounge/kitchen/diner, thoughtfully designed to create the perfect space for both relaxing and entertaining, alongside a sleek modern bathroom and three generously sized bedrooms, with the principal bedroom benefitting from an impressive walk-in dressing area. Outside, the property continues to impress with a large driveway providing ample off-road parking, access to a useful storage area converted from the former garage, and a private, well-sized rear garden complete with a patio seating area ideal for outdoor dining and entertaining. Further benefits include newly installed gas central heating, complete re-wiring throughout and high-quality renovations carried out with meticulous attention to detail. This outstanding bungalow offers turn-key living in one of Norwich's most desirable locations, and early viewing is highly recommended.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, elevations, levels and any other matter 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 by any prospective purchaser. The services, fixtures and fittings shown here are not guaranteed and no guarantee is given to their condition or otherwise. Please refer to the plan for details.

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 kitchen, three bedrooms and bathroom.

Kitchen 14'4" x 13'9"

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

Lounge/Diner 20'5" x 9'5"

Patio doors, two radiators.

Bedroom One 14'11" x 10'11"

Bay fronted double glazed windows, radiator.

Walk-in Dressing Area 10'11" x 2'9"

Fitted clothing rails.

Bedroom Two 12'10" x 10'2"

Double glazed window, radiator.

Bedroom Three 10'11" x 10'11"

Double glazed window, radiator, two storage cupboards.

Bathroom 10'10" x 6'4"

Tile panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Shingled driveway providing ample off road parking leading to a storage area which was formerly the garage.

Outside Rear

Patio seating area, lawned garden, enclosed by hedging and fencing with side gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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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