



**17 Margetson Avenue | Thorpe St Andrew | Norwich**

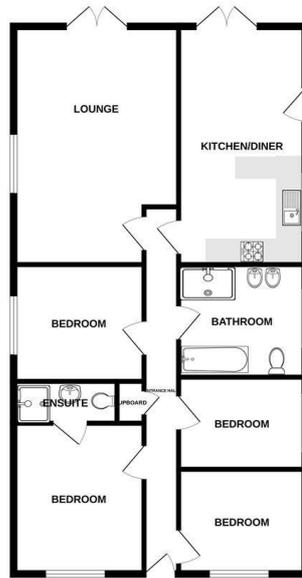
**Offers Over £400,000**

**\*\*GUIDE PRICE £400,000 TO £425,000\*\***

**\*\*VENDORS HAVE FOUND\*\* - A MUST SEE DETACHED AND EXTENDED BUNGALOW IN THORPE ST ANDREW\*\*** Gilson Bailey are delighted to offer this truly impressive, extended four-bedroom detached bungalow, beautifully positioned on a generous plot in the highly sought-after suburb of Thorpe St Andrew. Finished to an excellent standard throughout, the spacious and versatile accommodation includes a welcoming entrance hall, a bright and airy lounge, a stylish kitchen/diner ideal for family living and entertaining, four well-proportioned bedrooms including a superb principal bedroom with en-suite shower room, and a modern family bathroom. Externally, the property continues to impress with a large driveway providing ample off-road parking, a detached garage and a private, enclosed rear garden perfect for relaxing or hosting guests. Further enhancing its appeal, planning permission has been approved for an extension and loft conversion, offering exciting potential to create additional living space. Benefiting from double glazing and gas central heating, this exceptional home offers space, comfort and quality in equal measure, making it a fantastic opportunity for families and those seeking single-storey living—early viewing is highly recommended.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and other items should be 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 any guarantee as to their operation or efficiency and are for general use only.  
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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/diner, bathroom and four bedrooms.

### Lounge 18'5" x 12'9"

Patio doors, radiator.

### Kitchen/Diner 18'6" x 10'9"

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

### Bathroom 9'10" x 8'10"

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

### Bedroom One 12'5" x 10'0"

Double glazed window, radiator.

### En-Suite 8'7" x 2'6"

Shower cubicle, low level WC, hand wash basin.

### Bedroom Two 10'0" x 8'11"

Double glazed window, radiator.

### Bedroom Three 9'10" x 7'10"

Double glazed window, radiator.

### Bedroom Four 9'10" x 7'1"

Double glazed window, radiator.

### Outside Front

Large driveway providing ample off road parking leading to a detached garage.

### Outside Rear

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

### Local Authority

Broadland District Council, Tax Band D.

### Tenure

Freehold

### Utilities

Full fibre broadband available.  
Mains gas, water and electric.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Broadland District Council, Tax Band D

**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.