



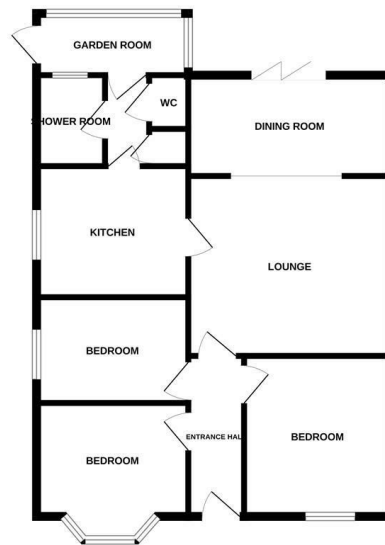
**58 Belmore Road | | Norwich | NR7 0PR**

## **Offers In The Region Of £300,000**

**\*\*EXTENDED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this beautifully modernised and extended three-bedroom semi-detached bungalow, ideally located in the highly sought-after suburb of Thorpe St Andrew. This impressive home offers bright and versatile accommodation, featuring an entrance hall leading to a spacious lounge, a dining area perfect for entertaining, and a sleek, modern fitted kitchen, alongside a stylish shower room, separate WC, three well-proportioned bedrooms, and a garden room overlooking the rear. Outside, the property continues to shine with a driveway providing ample off-road parking and a generous rear garden, ideal for families and outdoor living. Benefiting from double glazing, gas central heating, and offered with no onward chain, this superb bungalow presents a fantastic opportunity to acquire a wonderful family home, and early viewing is highly recommended.



## GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other details 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 for any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee is to their operation or efficiency can be given. Made with Metropack 12/2018

### 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 and three bedrooms.

**Lounge 13'5" x 11'10"**

**Dining Area 13'5" x 6'8"**

**Kitchen 10'0" x 8'8"**

**Bedroom One 10'7" x 9'8"**

**Bedroom Two 10'0" x 9'1"**

**Bedroom Three 10'0" x 6'11"**

**Shower Room 6'0" x 4'6"**

**WC 3'6" x 2'7"**

**Garden Room 10'0" x 4'1"**

### Outside Front

Driveway providing off road parking.

### Outside Rear

Large lawned garden, patio area, solar panels, timber sheds, enclosed by timber fencing with side gate access.

### Local Authority

Broadland District Council, Tax Band B.

### 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.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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 B

**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.