



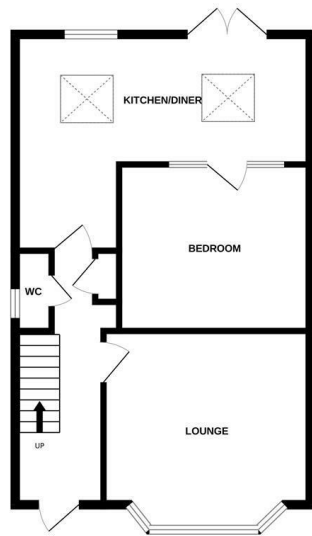
19 Broom Avenue | Thorpe St. Andrew | Norwich | NR7

Guide Price £350,000

****GUIDE PRICE £350,000 - £375,000 EXTENDED SEMI DETACHED HOUSE IN THORPE ST ANDREW**** Gilson Bailey are delighted to offer this stunning and extended three/four-bedroom semi-detached family home, ideally situated within the highly sought-after suburb of Thorpe St Andrew. Beautifully presented throughout, the versatile accommodation comprises a welcoming entrance hall, lounge, a superb modern kitchen/diner perfect for family living and entertaining, a dining room currently used as a bedroom, and a WC. To the first floor, there are three further well-proportioned bedrooms and a stylish shower room accessed from the landing. Externally, the property continues to impress with a front driveway providing off-road parking and leading to a single garage, alongside a large and beautifully maintained rear garden offering an ideal space for relaxation and outdoor entertaining. Further benefits include double glazing, gas central heating, and an excellent overall condition throughout. This impressive home represents a fantastic opportunity for growing families, and early viewing is strongly recommended.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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, WC and stairs to first floor.

Lounge 12'5" x 11'10"

Bay fronted double glazed windows, radiator.

Kitchen/Diner 18'4" x 13'6"

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

Dining Room/Bedroom Four 11'10" x 10'4"

Radiator.

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 12'9" x 10'7"

Bay fronted double glazed windows, radiator, built in wardrobes.

Bedroom Two 11'11" x 8'7"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 8'3" x 7'10"

Double glazed window, radiator.

Shower Room 7'10" x 5'5"

Shower cubicle, low level WC, hand wash basin, heated towel rail, two frosted double glazed windows.

Outside Front

Shingled driveway providing off road parking leading to a single garage.

Outside Rear

Two patio seating areas, large lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

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) 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	

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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