

# Arnolds | Keys



**199 Thunder Lane, Thorpe St Andrew, Norwich, Norfolk, NR7 0JF**  
Offers Over £400,000

- BEAUTIFULLY PRESENTED AND EXTENDED ACCOMMODATION
- GENEROUS WEST FACING REAR GARDEN
- SPACIOUS KITCHEN DINER
- POPULAR TOWN LOCATION CLOSE TO AMENITIES
- THREE BEDROOMS
- DOUBLE WIDTH DRIVEWAY
- UTILITY ROOM AND GROUND FLOOR CLOAKROOM
- 2 MILES FROM NORWICH CITY CENTRE

# 199 Thunder Lane, Norwich NR7 0JF

A beautifully presented home situated within the popular town of Thorpe St Andrew. The property boasts contemporary and versatile accommodation with three bedrooms, two reception rooms, ample off road parking and a generous rear garden.



Council Tax Band: C



## **DESCRIPTION**

This beautifully presented and modern home is located in the highly sought after town of Thorpe St Andrew, just a short distance from the City of Norwich and close to a range of local amenities. The property has been thoughtfully extended over time to create spacious and versatile living accommodation, making it the ideal family home. The ground floor accommodation offers two well proportioned reception rooms, providing flexible living spaces or even a potential fourth bedroom. The extension has accommodated a spacious kitchen/diner with utility room and groundfloor cloakroom. To the first floor a spacious landing leads to three bedrooms and a family bathroom. Externally, the property presents ample off road parking to the front and a generous, mature rear garden.

## **ENTRANCE HALL**

Composite door to front entrance, carpeted stairs to first floor with built in storage cupboard under, radiator.

## **LIVING ROOM**

Double glazed bay window to front aspect, LVT flooring, radiator, built in cupboards.

## **RECEPTION ROOM**

Double glazed window to front aspect, LVT flooring, radiator, currently used as a playroom/home office but could be a fourth bedroom.

## **KITCHEN DINER**

Double glazed sliding patio door to rear garden, double glazed window to side aspect, wall and base units with inset ceramic sink and drainer, integrated appliances include dishwasher and fridge freezer, Samsung electric hob with Samsung cooker hood over, fitted double electric oven, LVT flooring, radiator. Doors into living room.

## **UTILITY ROOM**

Double glazed window to rear aspect, inset ceramic sink, space and plumbing for washing machine, extractor fan, LVT flooring continued, radiator, built in storage cupboard, door to cloakroom.

## **CLOAKROOM**

Double glazed window with obscured glass to side aspect, built in storage cupboard, WC, wash hand basin, heated towel rail, vinyl flooring.

## **FIRST FLOOR LANDING**

Double glazed window to side aspect, carpet.

## **BEDROOM ONE**

Double glazed window to rear aspect, carpet, radiator.

## **BEDROOM TWO**

Double glazed window to front, carpet, radiator.

## **BEDROOM THREE**

Double glazed window to front, carpet, radiator.

## **BATHROOM**

Double glazed window with obscured glass to rear aspect, bath with mains connected shower, vanity unit with wash hand basin, WC, tile flooring, extractor fan, shaver charging point, heated towel rail.

## **EXTERNAL**

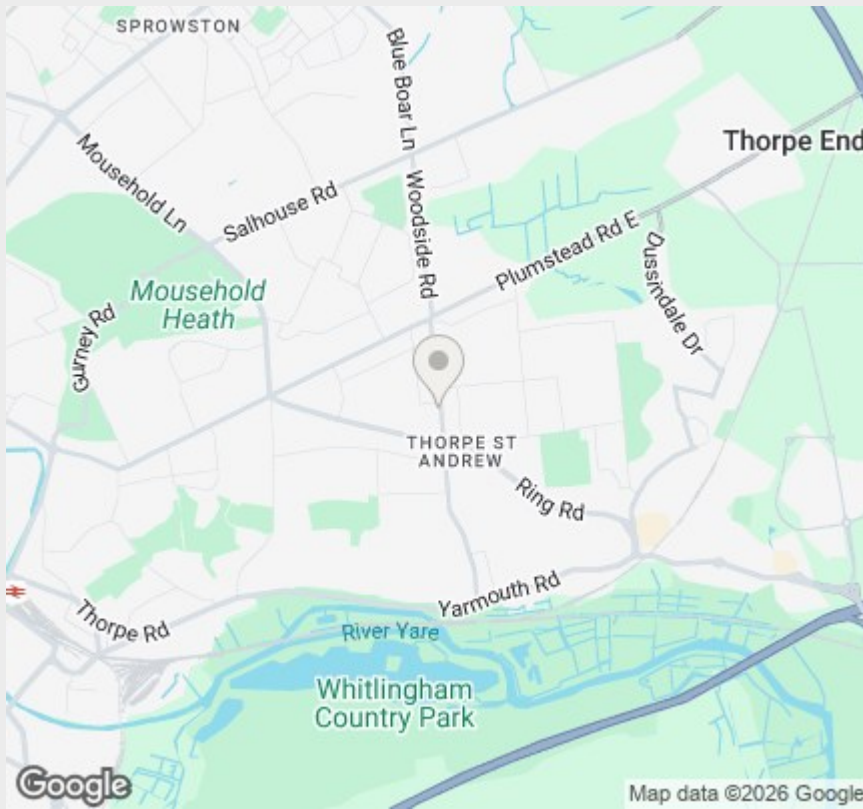
To the front the property is approached over a double width driveway providing off road parking for multiple vehicles. To the rear the garden is of a generous size and is mainly laid to lawn with a patio seating area and a large shed.

## **AGENTS NOTES**

This property is Freehold.  
Mains drainage, electricity and water connected.  
Gas fired central heating.  
Council tax band: C.

## **LOCATION**

Thorpe St Andrew is a popular town less than 2 miles from Norwich city centre, with plenty of public transport links and the train station offering routes to key locations including Sheringham, London, Cambridge and Ipswich. Thorpe St Andrew has a fantastic mix of local amenities, including independent cafes, riverside pubs, restaurants, and convenience stores, all just a short walk away. You'll also find supermarkets, gyms, and highly regarded schools nearby, making it ideal for both professionals and families.

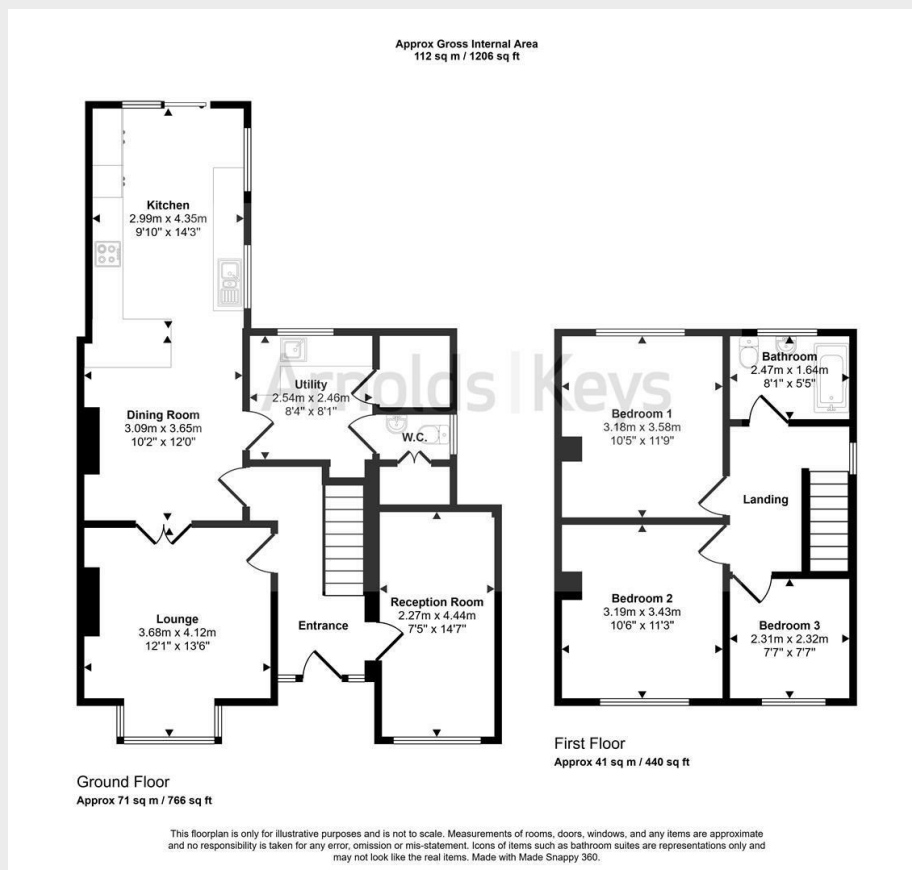


## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>	<b>61</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	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

