



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix G2025

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	



84 Thunder Lane | Thorpe St Andrew | Norwich | NR7 0JQ

£775,000

****SIMPLY STUNNING FULLY RENOVATED HOME ON ONE OF THORPE ST ANDREWS MOST REQUESTED ROADS****
Gilson Bailey are delighted to offer this exceptional, fully renovated and extended, four bedroom detached family home, occupying an incredibly generous plot on the highly sought-after Thunder Lane in Thorpe St Andrew. Finished to an impressive standard throughout by the current vendors, this stunning home combines substantial living space, high-quality finishes and a superb garden to create a property perfectly suited to modern family life. From the moment you step inside, the welcoming entrance hall and striking bespoke staircase set the tone for what is to come, with the ground floor continuing into a large and inviting lounge with wood burner, separate dining room ideal for entertaining, beautifully designed bespoke luxury kitchen, separate utility room, double bedroom and modern shower room. Upstairs, there are three further bedrooms and a contemporary family bathroom, with the impressive main bedroom enjoying its own en-suite shower room and Juliet balcony overlooking the stunning private rear garden. Outside, a large driveway provides ample off-road parking, while the extensive, beautifully maintained and private rear garden is a real highlight of the home, offering an abundance of space for entertaining, family gatherings or simply relaxing and enjoying the surroundings. Further benefits include double glazing and gas central heating, while the extensive renovation undertaken by the current vendors means the property is presented to an exceptionally high standard throughout. Combining a substantial plot, four bedrooms, luxurious interiors and an enviable Thorpe St Andrew setting, this truly impressive property makes the perfect family home, so be quick to book a viewing.

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 bedroom, shower room, utility room and open access to kitchen and dining room with stairs to first floor.

Lounge 27'9" x 15'10"

Two sets of patio doors, double glazed window.

Dining Room 27'9" x 12'0"

Two double glazed windows, fitted base units with an integrated fridge and two wine fridges.

Kitchen 17'5" x 11'8"

Quality fitted wall and base units with worktops over, sink and drainer, fitted induction hob and double oven, integrated fridge/freezer and two dishwashers, two double glazed windows.

Utility Room 11'0" x 6'0"

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

Bedroom 13'3" x 11'8"

Double glazed windows.

Shower Room 11'10" x 6'6"

Walk-in shower cubicle, low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to three bedrooms, bathroom and large cupboard.

Bedroom One 26'0" x 14'7"

Six velux windows, two radiators, Juliet balcony.

En-Suite 6'9" x 6'2"

Shower cubicle, low level WC, hand wash basin, heated towel rail, velux window.

Bedroom Two 12'1" x 10'11"

Double glazed window, radiator, two velux windows.

Bedroom Three 15'3" x 11'5"

Double glazed window, radiator, velux window.



Bathroom 8'6" x 5'9"

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

Outside Front

Large shingled driveway providing ample off road parking.

Outside Rear

Large patio seating area, lawned garden, mature trees, shed, summerhouse, 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.

