







77A South Hill Road I I Norwich I NR7 0LR

Guide Price £575,000

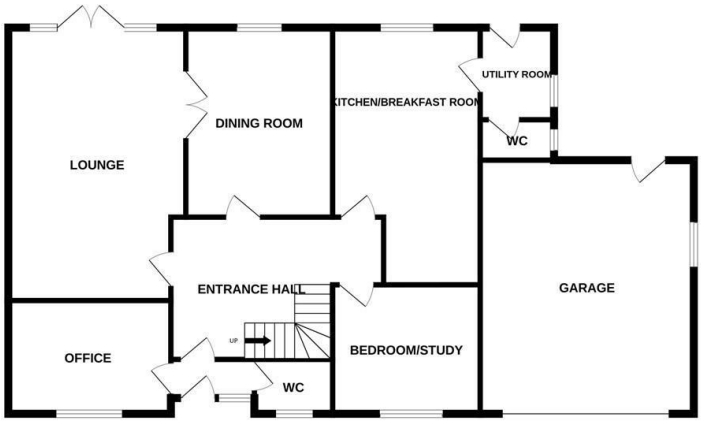
GUIDE PRICE £575,000 TO £600,000 **SUBSTANTIAL DETACHED FAMILY HOME ON A SPACIOUS PLOT Gilson Bailey are delighted to offer this impressive and spacious, five bedroom, detached family home, occupying a generous plot in the highly sought after suburb of Thorpe St Andrew. Offering versatile and well-proportioned accommodation throughout, the ground floor comprises a welcoming spacious entrance hall, generous lounge, separate dining room, modern fitted kitchen/breakfast room, utility room, bedroom/study, additional office and two WC's. On the first floor there are four excellent double bedrooms and a family bathroom off the galleried landing, with bedroom one further benefiting from its own en-suite shower room. Outside, the property is approached via a large driveway providing ample off road parking and access to the garage, while to the rear is a superb, extensive, private and west facing garden offering plenty of space for families, outdoor entertaining and relaxing. Further benefits include double glazing, gas central heating and the added advantage of no onward chain. This fantastic property offers an abundance of space both inside and out and would make a wonderful long-term family home, so be quick to book a viewing.

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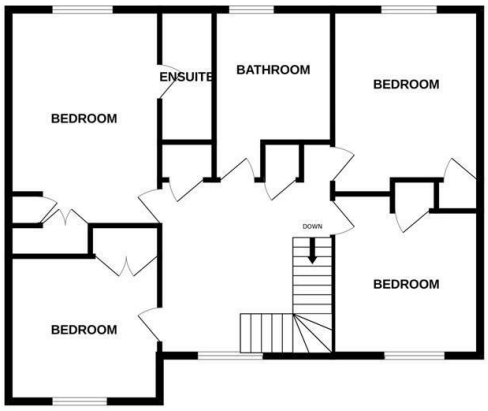
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GROUND FLOOR



1ST FLOOR



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.
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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, dining room, kitchen/breakfast room, bedroom/study, office, WC and stairs to the first floor.

Lounge 20'2" x 13'1"
Patio doors, double glazed window, double doors to:

Dining Room 14'0" x 10'9"
Double glazed window.

Kitchen/Breakfast Room 18'11" x 10'10"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and two ovens, integrated fridge and dishwasher, double glazed window.

Utility Room 6'9" x 5'4"
Sink and drainer, space for washing machine and freezer, double glazed window, boiler, door to rear.

WC 5'4" x 2'11"
Low level WC, hand wash basin, frosted double glazed window.

Bedroom/Study 10'11" x 9'6"
Double glazed window.

Office 12'0" x 8'4"
Double glazed window.

WC 5'8" x 3'10"
Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing
Doors to four bedrooms and bathroom.

Bedroom One 15'11" x 11'1"
Double glazed window, built in wardrobe.

En-Suite 9'10" x 3'11"
Shower cubicle, low level WC, hand wash basin.

Bedroom Two 13'7" x 10'10"
Double glazed window, built in wardrobe.

Bedroom Three 11'11" x 10'5"
Double glazed window, built in wardrobe.

Bedroom Four 10'10" x 10'0"
Double glazed window, built in wardrobe.

Bathroom 12'5" x 8'6"
Panelled bath, shower cubicle, low level WC, hand wash basin, frosted double glazed window.

Outside Front
Large driveway providing off road parking and EV car charger.

Garage 18'5" x 15'8"

Outside Rear
Patio and decking seating area, lawned garden, mature plants, shrubs and trees, timber shed, enclosed by hedging and fencing.

Local Authority
Broadland District Council, Tax Band F.

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.

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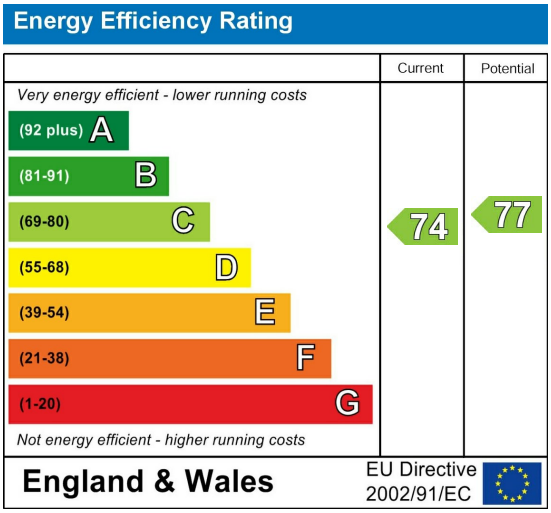












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.