







# 32 St. Williams Way I I Norwich I NR7 0AW

## £600,000

**GUIDE PRICE: £600,000 - £625,000** Gilson Bailey are delighter to offer this IMMACULATE, FOUR BEDROOM, DETACHED BUNGALOW in the sought-after location of Thorpe St Andrew, this bungalow occupies a generous plot and offers approximately 1,577 sq ft of accommodation (stms).

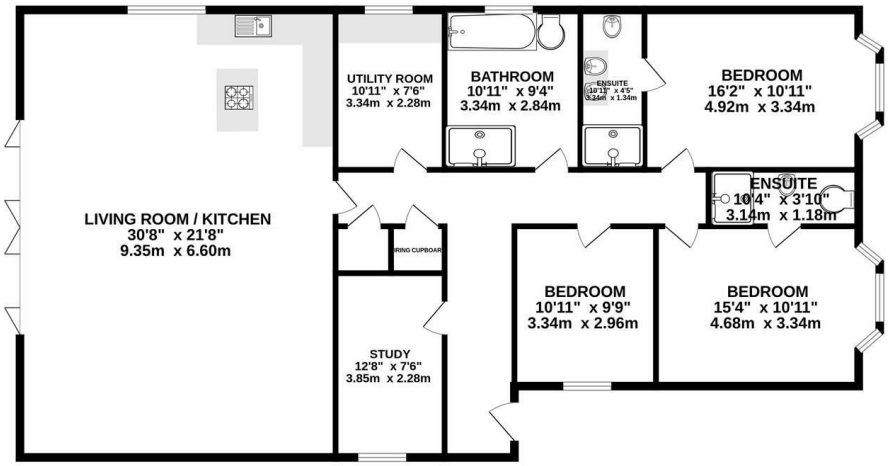
Accommodation comprises a welcoming entrance hallway, leading through to the impressive open-plan kitchen, dining and living space. Measuring approximately 572 sq ft, this exceptional room forms the centrepiece of the home and provides an outstanding environment for both everyday living and entertaining. Large bi-folding doors allow an abundance of natural light into the room while creating a seamless connection with the rear garden. Underfloor heating extends throughout the extended areas, adding to the comfort and modern specification.

With a useful utility room conveniently located just off the hall. There are four versatile bedrooms, providing plenty of flexibility to suit a range of lifestyles. The principal bedroom benefits from a stylish en-suite shower room, while a further bedroom also enjoys its own en-suite facilities. The remaining bedrooms are well served by a luxurious four-piece family bathroom, providing an excellent combination of convenience and style.

Outside, the fully enclosed rear garden enjoys a private, non-overlooked aspect, with a combination of patio and raised lawn areas providing excellent spaces for outdoor seating, entertaining and relaxation. To the front, a large driveway provides ample off-road parking.

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GROUND 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
Door to

## Entrance Hall
Doors to bedrooms, bathroom and kitchen/dining/sitting room.

## Kitchen/Dining/Sitting Room 22'0" x 26'2"
A range of wall and base units, fitted hob and double oven and wine fridge. Breakfast bar. Sky-light and Bi fold door to rear.

## Utility Room 7'6" x 9'9"
Base untils and space for appliances.

## Bedroom One 16'6" x 10'10"
UPVC Window and door to

## En-Suite 4'4" x 10'8"
Enclosed shower, hand wash basin and low level WC,

## Bedroom Two 15'10" x 10'10"
UPVC Window and door to

## En-suite 10'2" x 3'3"
Enclosed shower cubicle, hand wash basin and low level WC.

## Bedroom Three 9'9" x 10'11"
UPVC

## Bedroom/Study 7'6" x 12'6"
UPVC

## Bathroom
Enclosed shower cubicle, bath, hand wash basin and low level WC.

## Outside
Large rear garden mainly laid to lawn with patio area.
To the front there is a large driveway.

## Local Authority
Broadland District Council - Tax Band D

## Tenure
Freehold

## Utilities
Fibre to Property.
Mains Gas, water and electricity.

## 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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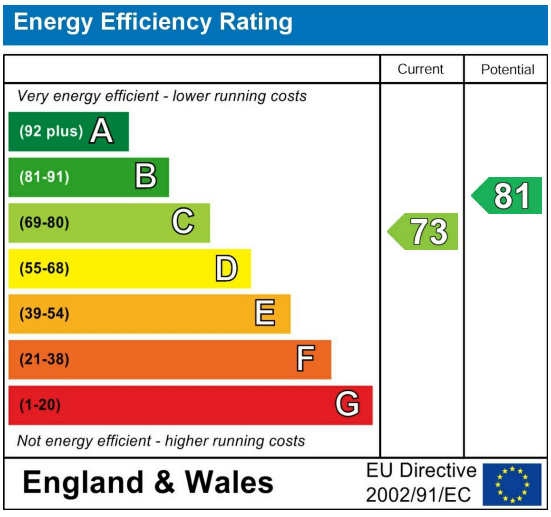













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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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