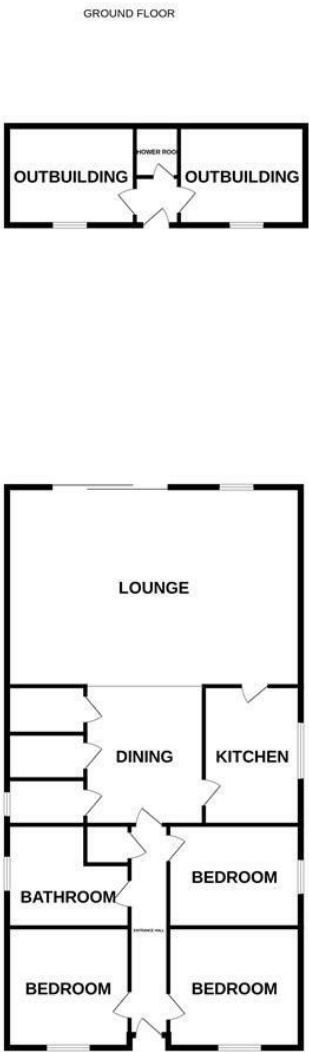




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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	

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.

<https://www.gilsonbailey.co.uk>
01603764444



29 Harvey Lane | | Norwich | NR7 0BZ

Offers In The Region Of

****LARGE NEWLY EXTENDED DETACHED BUNGALOW READY FOR YOU TO FINISH OFF **** Gilson Bailey are delighted to offer this spacious and newly extended, three bedroom detached bungalow, occupying a generous plot within the highly sought-after suburb of Thorpe St Andrew and featuring an impressive outbuilding/annexe offering a wealth of potential uses. Providing an exciting opportunity for buyers to complete the renovation to their own taste and specification, the accommodation comprises a welcoming entrance hall leading into a large, newly extended living/dining area which requires completion, fitted kitchen, three well-proportioned bedrooms and a bathroom. Outside, the property benefits from a driveway providing off-road parking, while to the rear is a large and private garden, providing fantastic space for entertaining and relaxing, complete with a covered bar area. A particular highlight is the substantial outbuilding/annexe, offering incredibly versatile additional space suitable for a variety of potential uses, subject to any necessary consents. Further benefits include double glazing and gas heating. With its generous plot, newly extended accommodation, superb outside space and impressive annexe/outbuilding, this bungalow represents a fantastic opportunity for buyers looking to create a truly individual 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 dining area, three bedrooms, bathroom and cupboard.

Lounge 28'11" x 19'3"

Dining Area 13'5" x 11'9"

Kitchen 13'4" x 9'3"

Bedroom One 12'9" x 11'7"

Bedroom Two 11'8" x 11'8"

Bedroom Three 12'9" x 9'11"

Bathroom 11'11" x 9'10"

Outside Front

Driveway providing off road parking.

Outside Rear

Large lawned garden, mature shrubs and trees, covered seating area with a bar.

Outbuilding/Annexe 12'4" x 9'6"

Outbuilding/Annexe 12'4" x 9'6"

Shower Room 4'9" x 4'0"

Local Authority

Broadland District Council, Tax Band D.

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.

