

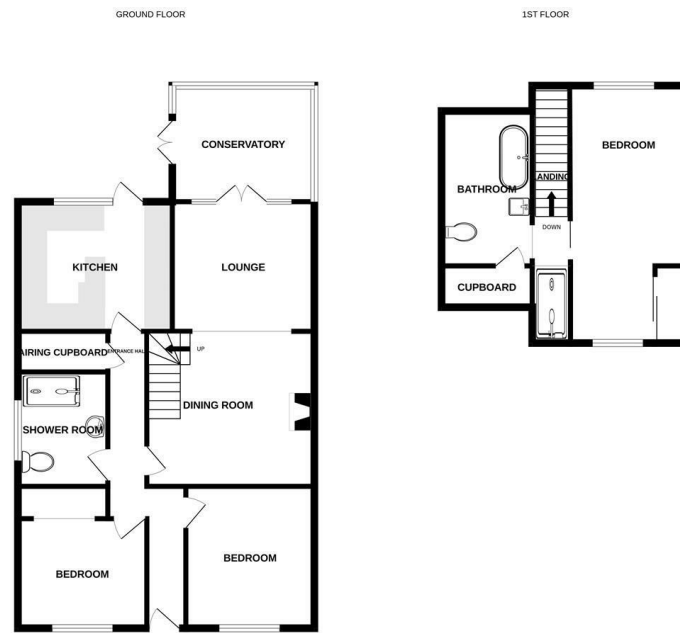


57 Spinney Road | | Norwich | NR7 0PL

Offers In Excess Of £375,000

****EXTENDED SEMI DETACHED CHALET BUNGALOW**** Gilson Bailey are delighted to offer this impressive and extended, three bedroom semi-detached chalet bungalow, superbly positioned within the highly sought-after suburb of Thorpe St Andrew and presented in excellent condition throughout. Offering generous and adaptable accommodation across two floors, the ground floor comprises a welcoming entrance hall leading into a spacious open-plan lounge/diner, modern fitted kitchen, contemporary shower room, conservatory and two well-proportioned bedrooms, providing plenty of flexibility for family living, guests or home working. Upstairs, the property boasts a large main bedroom benefiting from its own en-suite bathroom with separate shower, creating an excellent private space. Outside, there is a driveway and carport providing off-road parking, leading to a garage, while to the rear is a private garden complete with a newly installed summerhouse, offering a fantastic additional space to enjoy throughout the year. Further benefits include double glazing and gas heating. Combining versatile accommodation, excellent presentation, ample parking and a desirable Thorpe St Andrew setting, this attractive chalet bungalow would make a fantastic 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 lounge, kitchen, shower room and two bedrooms.

Lounge 11'1" x 10'5"

Dining Room 13'5" x 10'0"

Kitchen 12'2" x 10'0"

Shower Room 8'10" x 6'11"

Conservatory 10'5" x 9'4"

Bedroom Two 11'1" x 9'10"

Bedroom Three 10'0" x 8'2"

First Floor Landing

Doors to bedroom, bathroom and shower.

Bedroom One 20'8" x 9'3"

Bathroom 12'0" x 6'11"

Outside Front

Driveway and carport providing ample off road parking.

Outside Rear

Patio seating area, lawned garden, detached garage, new summerhouse, enclosed by timber fencing with side gate access.

Garage 18'0" x 9'3"

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band C

Tenure

Freehold

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.

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