



**200 Thunder Lane | | Norwich | NR7 0AB**

## Guide Price £365,000

GUIDE PRICE OF £365,000 - £375,000 \*\*RENOVATED AND EXTENDED BAY FRONTED HOUSE LOCATED IN A HIGHLY SOUGHT AFTER SUBURB\*\* Gilson Bailey are delighted to offer this stunning, extended, three bedroom semi detached house situated on requested road in the popular suburb of Thorpe St Andrew with accommodation comprising, entrance hall, bay fronted lounge, modern kitchen/diner, play room and shower room/utility to the ground floor. On the first floor there three bedrooms and a family bathroom off landing. Outside there is a shingled driveway to the front providing ample off road parking and a well maintained, enclosed rear garden. The house benefits from double glazing, gas heating and has been modernised throughout to a very high standard. The property makes an excellent family home so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of all items, fixtures, fittings and appliances shown are approximate and no responsibility is taken for any error or omission in this document. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metreplan 10/2022

## 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/diner and stairs to first floor.

### Lounge 12'1" x 11'9"

Bay fronted double glazed window to front, radiator, shelving.

### Kitchen/Diner 18'10" x 13'11"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob, fitted oven, integrated fridge, freezer and dishwasher, double glazed window to side, radiator, boiler.

### Play Room 10'11" x 9'11"

Double glazed window to side, radiator, storage cupboard.

### Shower Room/Utility 9'9" x 3'11"

Shower cubicle, low level WC, hand wash basin, heated towel rail, space for washing machine and tumble dryer, frosted double glazed window to rear.

## First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 16'4" x 10'6"

Double glazed window to front, radiator, built in wardrobes.

### Bedroom Two 11'9" x 10'5"

Double glazed window to rear, radiator.

### Bedroom Three 10'5" x 6'8"

Double glazed window to rear, radiator, airing cupboard.

### Bathroom 7'1" x 6'9"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window to front.

## Outside Front

Large shingled driveway providing ample off road parking.

## Outside Rear

Extensive lawned garden, patio seating area, mature plants, enclosed by fencing and brick walling.


## Local Authority

Broadland District Council  
Tax Band C





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### 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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