

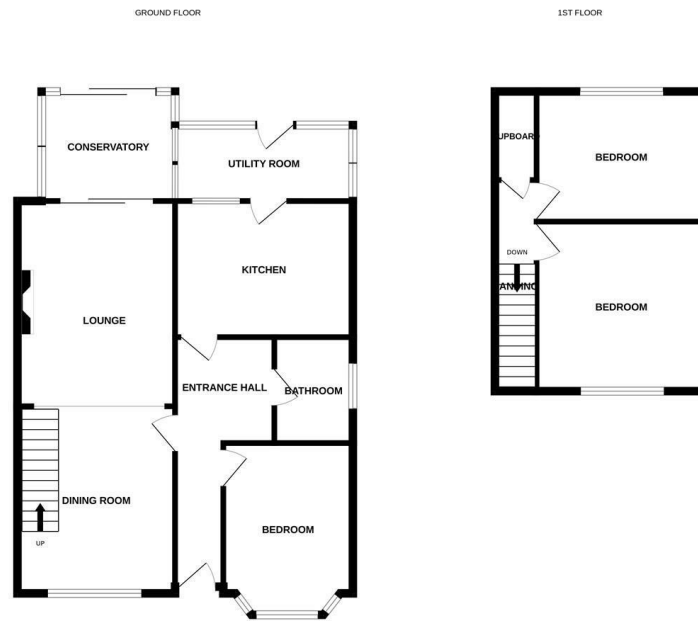


19 Laurel Road | | Norwich | NR7 9LL

£280,000

****EXTENDED CHALET BUNGALOW OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this spacious, three bedroom, semi detached chalet bungalow situated in a quiet cul-de-sac in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance hall, spacious lounge/diner, kitchen, utility room, bedroom, conservatory and bathroom to the ground floor. On the first floor there are two double bedrooms off landing. Outside there is a front driveway providing ample off road parking leading to a carport, garage and a good sized lawned rear garden. The chalet benefits from double glazing, gas heating and is offered with no onward chain. The property would make an excellent family home so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 condition or reliability can be given. Made with Metropac (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/diner, bedroom, kitchen and bathroom.

Lounge/Diner 27'3" x 10'11"

Double glazed window, sliding patio doors, two radiators, stairs to first floor.

Kitchen 12'3" x 9'4"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob, fitted oven, space for fridge, double glazed window, radiator.

Utility Room 12'3" x 5'2"

Space for washing machine and tumble dryer, double glazed windows, PVC door.

Bedroom Three 11'3" x 8'11"

Double glazed window, radiator.

Conservatory 10'0" x 7'3"

Bathroom 7'4" x 5'5"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'10" x 11'8"

Double glazed window, radiator, built in wardrobes, hand wash basin.

Bedroom Two 11'9" x 9'1"

Double glazed window, radiator, built in wardrobes, hand wash basin.

Outside Front

Large driveway providing ample off road parking leading to a single detached garage.

Outside Rear

Patio area leading to lawned garden, enclosed by timber fencing.


Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(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	

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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.