

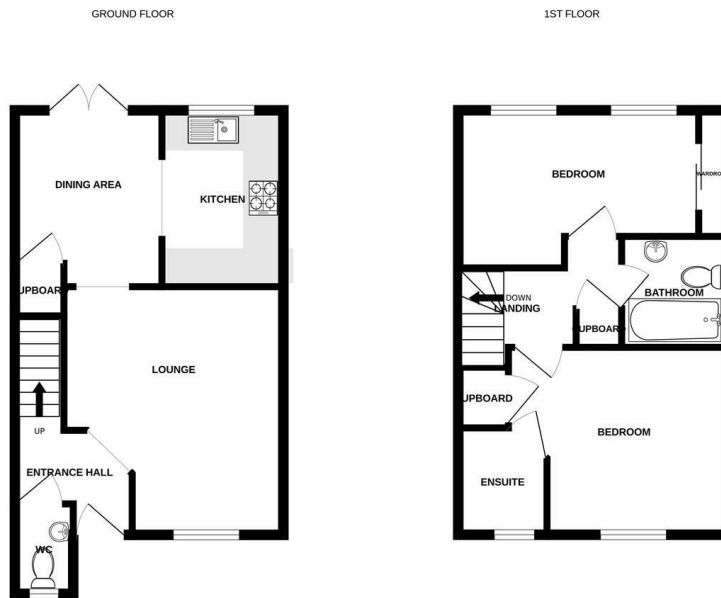


14 Earnshaw Court | | Norwich | NR7 0BJ

Guide Price £300,000

****GUIDE PRICE £300,000 - £325,000**** Situated in a RARELY AVAILABLE , HIDDEN cul-de-sac position close by to the iconic RIVER GREEN in the heart of Thorpe St Andrew is this MODERN, LARGE TWO BEDROOM, MID TERRACE HOUSE with the POTENTIAL TO TURN BACK INTO A THREE BEDROOM PROPERTY like many within the development. Accommodation comprising entrance hall, cloakroom, lounge, open plan kitchen/diner with patio doors onto the rear garden. On the first floor there is a master bedroom and ensuite, a large second bedroom (The wall was removed to make a larger room) and a separate bathroom. The property benefits from double glazing, gas central heating, NO ONWARD CHAIN and is presented in good order throughout. Outside there is a small front garden area, a private low maintenance rear garden and TWO OFF ROAD PARKING SPACES. The property would make an excellent downsize or first time purchase so be quick to book a viewing.





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 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

Front door to:

Entrance Hall

Door to lounge, WC and stairs to first floor.

Lounge 13'6" x 12'0"

Double glazed window, radiator.

Kitchen/Diner 15'5" x 10'1"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge and washing machine, double glazed window, radiator, patio doors, storage cupboard.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 12'3" x 10'5"

Double glazed window, radiator, built in wardrobe.

En-Suite

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 15'4" x 8'10"

Double glazed window, radiator, built in wardrobe.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

Outside Front

Raised patio and step to front door, two off-road parking spaces.

Outside Rear

Brick weave courtyard garden with raised brick flower bed, enclosed by brick wall and fencing.

Local Authority

Broadland District Council, Tax Band B.


Tenure

Freehold

Utilities

Gfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(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	

Local Authority

Broadland District Council, Tax Band B

Tenure

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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.