



Gorse Road, Norwich - NR7 0AY





## Gorse Road

Norwich

NO CHAIN! Well positioned within close proximity to LOCAL AMENITIES and the CITY CENTRE. This SEMI-DETACHED BUNGALOW offers plenty of potential to UPDATE/MODERNISE or REMODEL/EXTEND (stp). Previously a three bedroom property, the converted third bedroom could easily be reinstated. Stepping inside, the HALLWAY ENTRANCE offers doors opening to all the accommodation. Initially, TWO BEDROOMS can be found, with the MAIN BEDROOM offering a BAY WINDOW flooding the room with natural light, the second room is positioned adjacent. The living spaces include the spacious SITTING ROOM, offering FRENCH DOORS opening to the garden and the FAMILY/DINING ROOM. The fully fitted KITCHEN includes INTEGRATED APPLIANCES and ample worktop space. A small UTILITY space at the end of the hall leads to the refitted three-piece SHOWER ROOM. To the front, and an ample DRIVEWAY provides PARKING for multiple vehicles. The PRIVATE and FULLY ENCLOSED rear GARDEN is generously sized, offering excellent potential to extend while still retaining a substantial outdoor space.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Semi-Detached Bungalow
- Fantastic Potential To Modernise/Update & Extend (stp)
- Sitting Room & Separate Family/ Dining Room
- Fitted Kitchen With Integrated Appliances
- Two Bedrooms
- Generous Private & Enclosed Garden
- Ample Driveway Parking

The sought after Norwich suburb of Thorpe St Andrew offers a wide range of amenities nearby including local shops, public houses, doctors surgeries, supermarkets and schools. Thorpe St Andrew is only a short walk, car journey or bus ride into the City Centre and offers great access to the A47/A11 routes, and the new Postwick Hub.

#### SETTING THE SCENE

The property can be found set back from the road, with a brick wall enclosed frontage opening to a generous shingle driveway offering multiple vehicle parking to the front and side. The main entrance can be found to the front beneath an open porch.



## THE GRAND TOUR

Stepping inside, the hallway entrance offers carpeted flooring running underfoot with doors opening to all the accommodation. Initially to the left, the main bedroom can be found with a bay window frontage ensuring the room is flooded with natural light. Carpeted flooring runs underfoot whilst ample space is available for a double bed and storage furniture. Adjacent, the second bedroom also includes uPVC double glazed windows and carpeted flooring. At the end of the hallway, a door to the left opens to the fully fitted kitchen. The kitchen itself offers a range of wall and base storage cupboards with ample worktop space available for food preparation with an inset sink and integral drainer positioned below the window. Integrated appliances can also be found including an oven and inset electric hob. Additionally, under counter space for a washing machine and a fridge can be found. The separate utility space offers further under counter space for a fridge/ freezer and a wall mounted heated towel rail and opening to a three piece family shower room. Including a double open walk in shower with a glass splashback, vanity storage below the sink and a further wall mounted heated towel rail.

To the rear of the home, the spacious sitting room offers French doors opening to the garden and is centred around a feature fireplace with inset space to one side perfect for a dresser unit or shelving and an integral storage cupboard to the other. An open walkway seamlessly leads through to the family/dining room which is centred around a feature fireplace. This versatile space, previously a bedroom, offers room for formal dining, further soft furnishings or could be reinstated as a third bedroom.

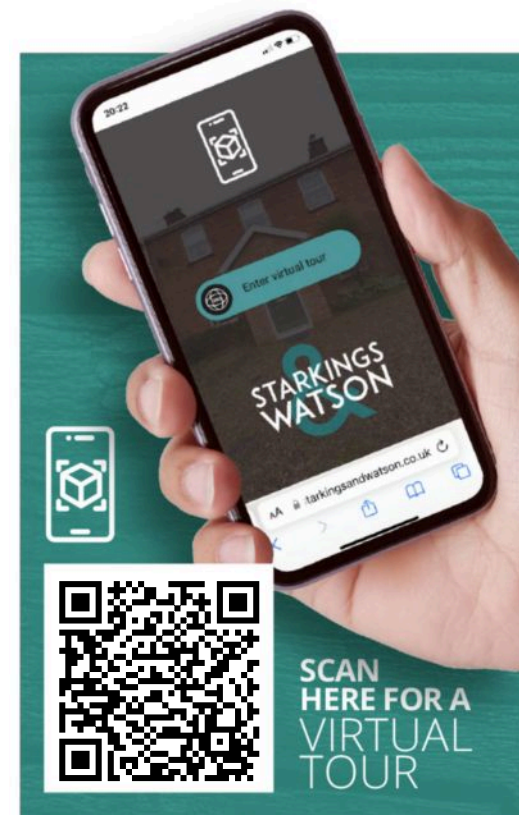
## FIND US

Postcode : NR7 0AY

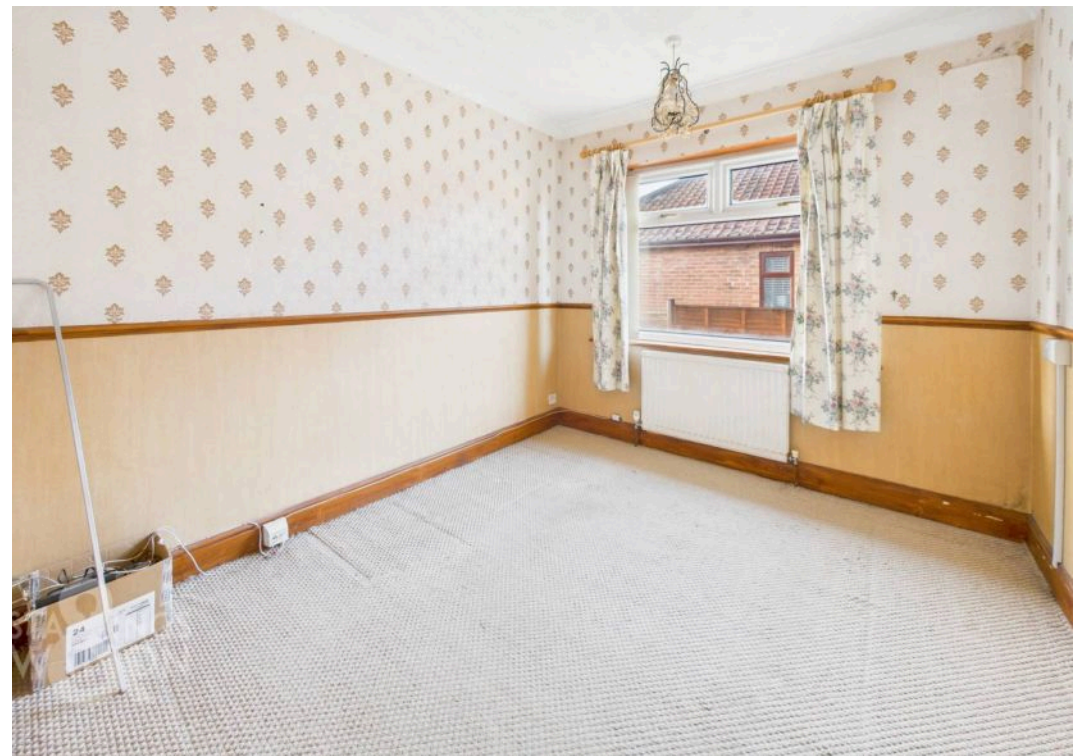
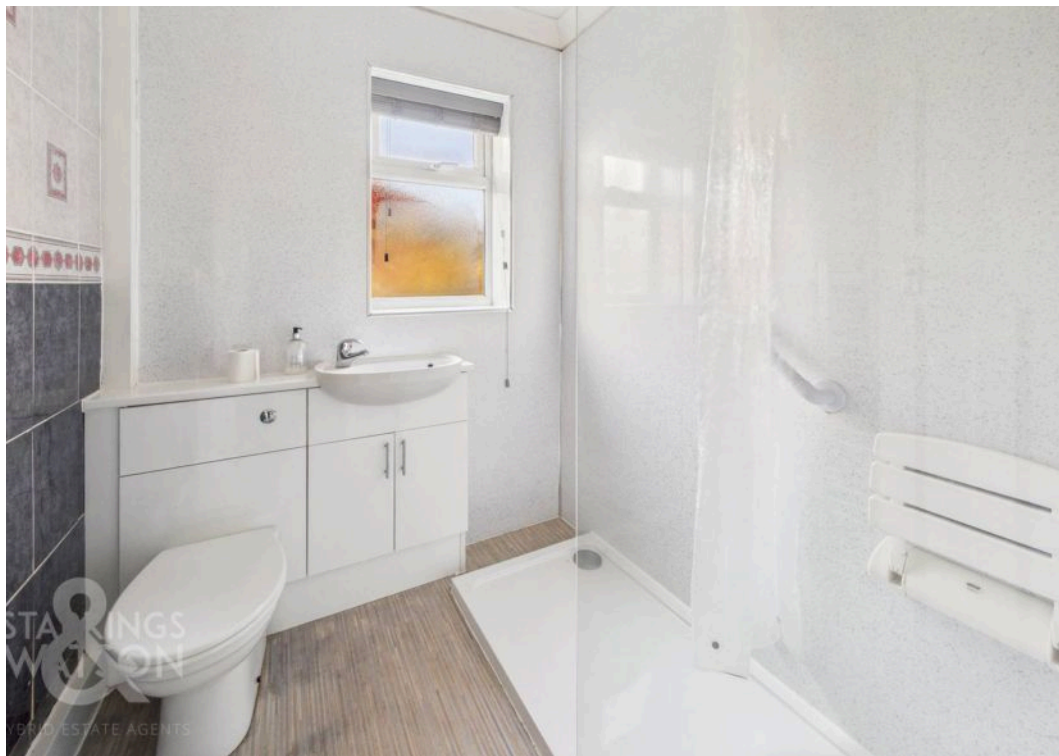
What3Words : ///cities.among.wide

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.











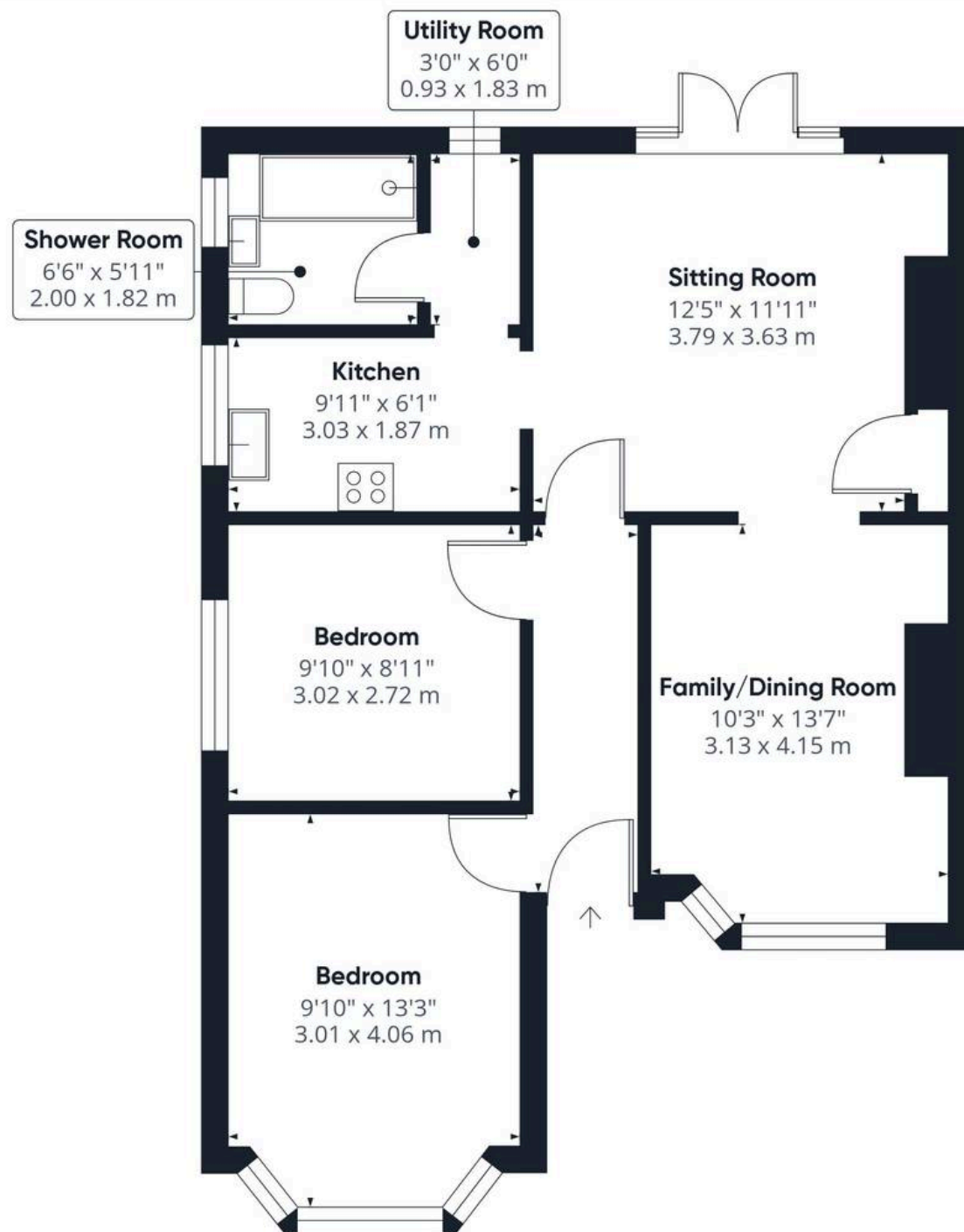
## THE GREAT OUTDOORS

The rear garden is private and fully enclosed with timber panel fencing, opening to a raised wooden decking space perfect for outdoor furniture to enjoy the summer months.

Beyond, a flagstone patio and concrete area offers further space for outdoor furniture or for an outside storage shed. The remainder of the garden is predominantly laid to a well maintained lawn stretching to the end of the garden, whilst a range of mature plantings run along the properties border.







**Approximate total area<sup>(1)</sup>**

677 ft<sup>2</sup>

63.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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