

Ben Allman
Estate & Letting Agents



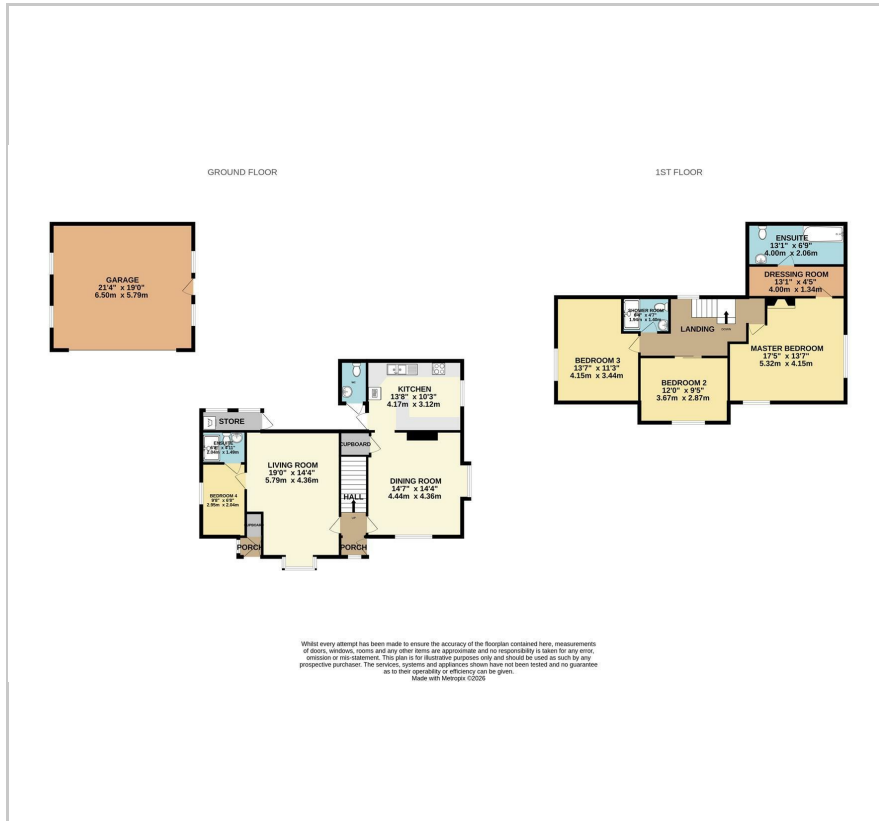
88 Thunder Lane

Thorpe St Andrew, Norwich, NR7 0JQ

Guide price £650,000



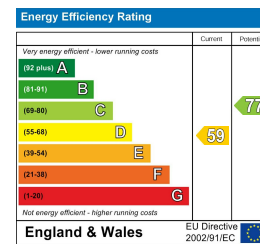
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Located On The Prestigious Thunder Lane, Thorpe St Andrew
- Immense Curb Appeal, Set Back From The Road By A Substantial Front Garden
- Tastefully Renovated Throughout
- Secure Electric Gated Driveway And Rear Garden
- Principle Bedroom Offering A Walk In Wardrobe And Ensuite
- Large Garage Measuring 6.5m x 5.8m With Electric Door And Mains Power
- New Windows Installed In 2022
- Gas Combi Boiler Replaced In 2023
- Fully Rewired In 2023
- Great Access Into The City Centre

Approaching the property, you are greeted by a substantial front lawn bordered by a traditional brick wall and mature shrubs, giving the home both privacy and an impressive presence set back from the road.

Stepping inside, the entrance hall leads to the dining room, sitting room and first floor accommodation. The dining room is a particularly generous dual aspect space, filled with natural light and featuring a cast iron fireplace with wooden surround, decorative coving, carpeted flooring and a useful storage cupboard. The kitchen sits to the rear and offers an array of hardwood wall and base units in keeping with the age and character of the home, alongside a breakfast bar and space for a range of appliances.

The main living room is an excellent size with dual aspect windows, including a bay window to the front, creating a bright yet cosy living space. Off the sitting room is the fourth double bedroom, complete with a newly renovated three-piece ensuite. Flooring has intentionally been left unfinished, allowing a buyer the opportunity to choose their preferred finish.

Upstairs, the spacious landing leads to three further double bedrooms and the family bathroom. The principal bedroom enjoys dual aspect windows, a functioning cast iron fireplace, walk-in dressing room and a beautifully renovated ensuite completed in 2023. Bedrooms two and three are both generous doubles with ample space for furnishings. The family shower room was also renovated in 2023. Further improvements include a full rewire, replacement gas combi boiler and heating system in 2023, alongside new windows installed in 2022.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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