

Arnolds | Keys



37 Spinney Road, Thorpe St Andrew, Norfolk, NR7 0PL

Guide Price £280,000

- NO ONWARD CHAIN
- SEMI DETACHED
- ENCLOSED MATURE REAR GARDEN
- WELL PRESENTED ACCOMMODATION
- THREE BEDROOMS
- DRIVEWAY
- LARGE SHED/GARAGE
- FIRST FLOOR WC

37 Spinney Road, Thorpe St Andrew NR7 0PL

A well presented three bedroom semi detached house located in the sought after suburb of Thorpe St Andrew close to local amenities and schools, with off road parking and a mature enclosed rear garden with large shed/garage.



Council Tax Band: B



DESCRIPTION

Situated within the popular suburb of Thorpe St Andrew, just a short distance from local amenities, school and easy access into the city centre, this three bedroom semi detached home offers bright and well presented accommodation. Internally the property comprises bay front living room, kitchen which is open to the dining room and bathroom. To the first floor there are three bedrooms and a WC. The property boasts a mature, good sized rear garden with off road parking and a large shed/garage with power and lighting.

ENTRANCE

UPVC door to front entrance, stairs to first floor, door to living room.

LIVING ROOM

Double glazed bay window to front aspect, gas fireplace with tiled surround and timber mantel over, under stairs storage cupboard, carpet, radiator.

REAR HALLWAY

Double glazed window with obscured glass to side aspect, carpet flooring, door to kitchen diner and bathroom.

KITCHEN

Double glazed window and UPVC double glazed door to rear aspect, fitted with wall and base units with worksurface over, inset stainless steel one and a half sink and drainer, fitted gas oven, space and plumbing for a washing machine, space for an under counter fridge, extractor fan, vinyl flooring. Open to;

DINING AREA

Carpet flooring, radiator.

BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising bath with mains connected shower, pedestal wash hand basin, WC, extractor fan, radiator, vinyl flooring.

FIRST FLOOR LANDING

Double glazed window to side aspect, carpet flooring, doors to all rooms:

WC

Fitted with a WC, wash hand basin, vinyl flooring.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to rear aspect, carpet radiator, built in cupboard.

BEDROOM THREE

Double glazed window to rear aspect, carpet radiator.

EXTERNAL

To the front there is a paved and shingled driveway leading to the garage/shed, which is timber framed and has power and lighting with double doors leading to the driveway. The front garden is mainly laid to shingle with a border of mature plants and shrubs.

To the rear there is a paved patio area, lawned area with mature trees, shrubs and hedging.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity, water and gas connected.

Council tax band: B (Broadland)



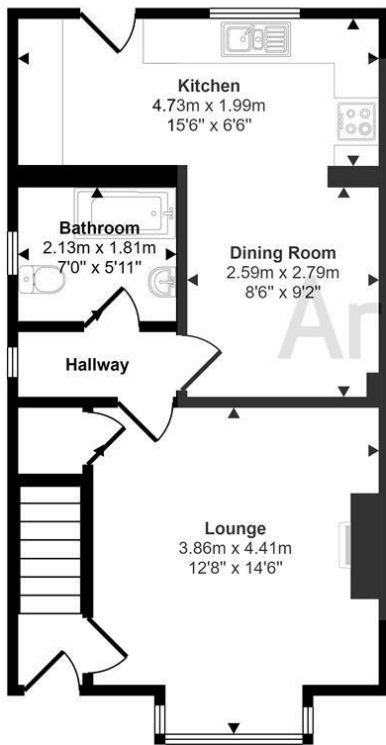
Viewings

Viewings by arrangement only. Call 01603 216812 to make an appointment.

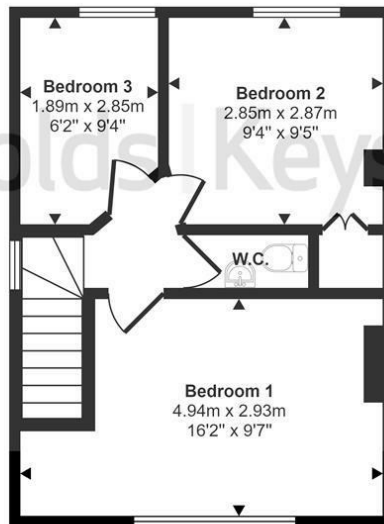
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

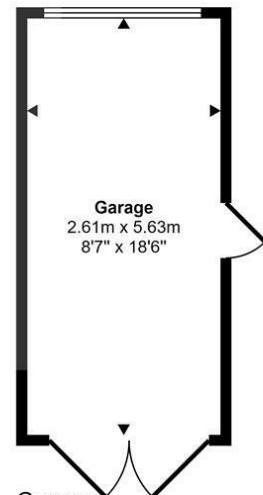
Approx Gross Internal Area
93 sq m / 996 sq ft



Ground Floor
Approx 44 sq m / 477 sq ft



First Floor
Approx 33 sq m / 360 sq ft



Garage
Approx 15 sq m / 158 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

