



93 Gordon Avenue
Thorpe St Andrew, Norwich, NR7 ODR
£350,000

Arlington Park recommend a viewing of this refurbished and extended three bedroom bungalow with a spacious conservatory to the rear garden. The mature rear garden is mainly laid to lawn and shrubbery with a fenced and hedged border. To the rear should someone want their own piece of "The Good Life", is a delightful vegetable patch. To the front is a shingled driveway providing parking for two to three cars. Thorpe is a highly desirable for families due to the popular schools, wealth of amenities and local shops. It also benefits from easy access to the Southern Bypass and Northern Gateway bypasses.

- Fantastic conservatory
- Three Bedrooms
- Recently Refurbished
- Off Road Parking
- Gas Central Heating & Double Glazing
- Generous Rear Garden
- Popular suburb with sought after schools



ENTRANCE HALL.

With exposed Oak flooring and period doors to all rooms. Large storage cupboard and loft access. radiator.

SITTING ROOM

Original wooden floorboards. Art-Deco feature fireplace, picture rail, radiator and large bay window to the front.

BATHROOM

Bathroom suite comprising a low level WC, hand wash basin, large walk-in shower cubicle with sliding door and roll-top bath with wall mounted taps, subway tiled splashbacks, chequered vinyl flooring, heated towel rail and window to the side. Cupboard housing combi-boiler.

BEDROOM 2

Original wooden floorboards. Radiator and window to rear

BEDROOM 3

Oak flooring. Radiator and Window to rear aspect.

BEDROOM 1

Original wooden floorboards. Radiator and large bay window to the front.

GARDEN ROOM

A large reception room of brick and UPVC construction with 'K' Glass roof and overlooking the generously sized garden. Oak flooring, radiator, windows to three sides and French doors leading to the garden.

KITCHEN/BREAKFAST ROOM

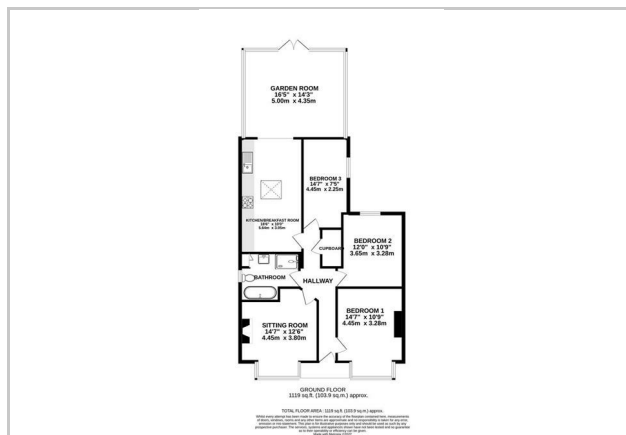
Recently fitted modern kitchen with a range of base units and larder cupboards with quartz worktop over, One and a half bowl stainless steel sink with drainer with hose tap, AEG appliances consisting of gas hob , Two eye level electric ovens, integrated fridge-freezer, washing machine and dishwasher and stainless steel extractor hood. Vertical feature radiator, spotlights and roof skylight. Oak flooring continuing through to the Garden Room

EXTERNALLY

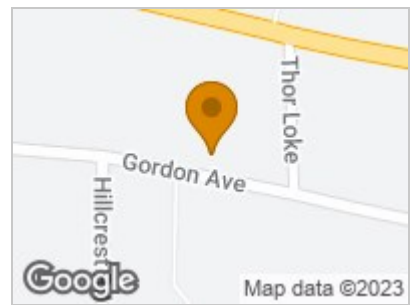
This deceptively spacious bungalow is accessed via a shingle driveway with lawn and off-road parking for approximately 2-3 vehicles. To the rear is an generous garden with a large lawned area enclosed by mature hedgerow and fencing. Access through a picket fence leads to an extensive allotment garden with shed and greenhouse.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		71	
(69-80) C			
(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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