

# Norfolk Property online.



**Thompson, IP24**

**Offers in excess of £475,000**

**\*\*Property with annex\*\*** Norfolk Property Online presents a detached family home with an extended one bedroom annex in the quaint village of Thompson. The property features an entrance hall, modern kitchen breakfast room, dual aspect sitting room, dining room, conservatory and ground floor w/c. On the first floor, there are four double bedrooms with master en suite shower room and a four piece family bathroom. The annex is accessed via its own private entrance and features a kitchen breakfast room, large sitting room, one double bedroom, and a three piece bathroom. To the front, the property has a generous driveway providing parking for several vehicles with a large enclosed garden with field views to the rear.

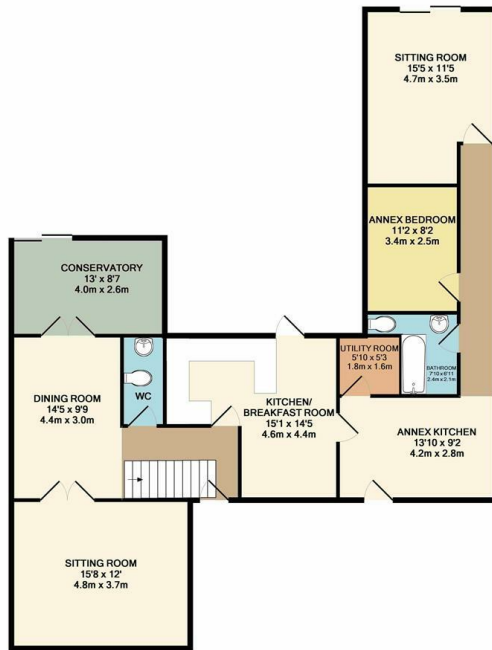
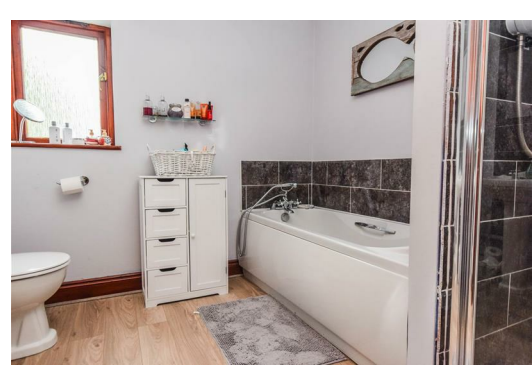


90 St Faiths Lane, Norwich, NR1 1NE

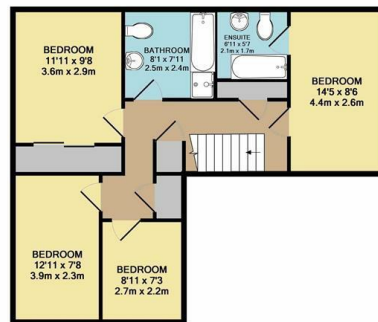
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online agent.**



GROUND FLOOR  
APPROX. FLOOR  
AREA 1267 SQ.FT.  
(116.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 664 SQ.FT.  
(61.7 SQ.M.)

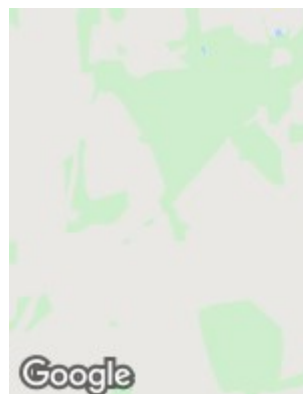
TOTAL APPROX. FLOOR AREA 1921 SQ.FT. (178.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Disclaimer** - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



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