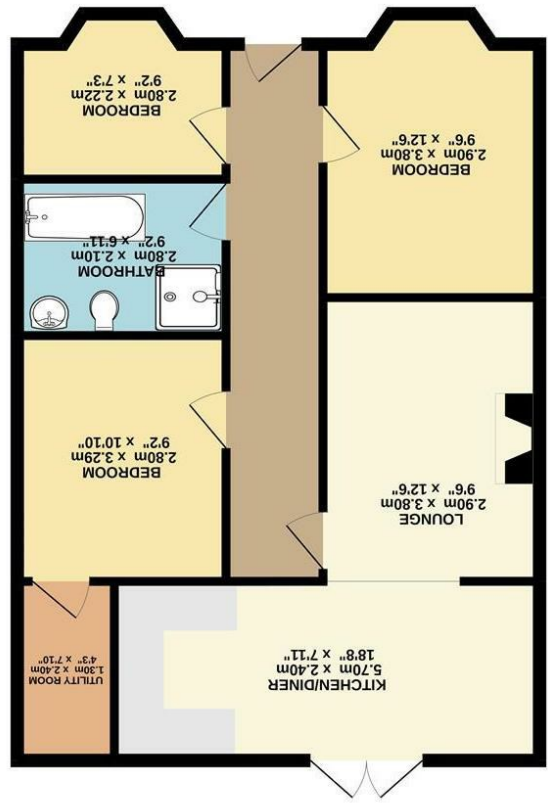


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, dimensions and areas are approximate and should be used as a guide only. Any prospective purchaser, the services, systems and appliances shown have not been tested and no guarantee is made with respect to their quality or energy efficiency.

EU Directive 2002/91/EC



GROUND FLOOR
67.7 sq.m. (728 sq.ft.) approx.

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

Energy Efficiency Rating

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.



St. Williams Way | Norwich | NR7
Guide price £280,000

Norfolk Property Online presents this deceptively spacious, extended bungalow. Located within the desirable residential location of Thorpe St Andrew, this home is ideally located within easy reach of a wealth of local amenities. Having undergone a full program of renovation and extension by the current owner, this stylish home offers a high degree of flexibility in its layout and would suit any buyer looking to enjoy life on one level. With accommodation comprising of an entrance hall, three bedrooms, stunning bathroom and open plan living to the rear, this home also offers a private enclosed garden, ample off road parking and detached garage. An internal viewing comes highly recommended.

Thorpe St Andrew is situated approximately two miles to the east of Norwich and is serviced by numerous local amenities. There are several schools in the area catering to children of all ages, as well as local shops, doctors, recreation grounds, parks, dentists and a supermarket. Thorpe St Andrew offers convenient access to the A47 as well as Broadland Business park. There are regular bus services into the city centre with Norwich train station providing daily services to both Cambridge and London.

Guide Price £280,000 - £290,000

