



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<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.

TOTAL APPROX. FLOOR AREA 186.7 SQ.M. (2009 SQ.FT.)

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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Thunder Lane | Norwich | NR7  
Guide £650,000



abbotFox Bespoke presents this exceptional, extended detached bungalow. Situated within a quiet residential close in the sought after area of Thorpe St. Andrew, this home has been meticulously improved and extended by the current owners.

Occupying a generous plot, this property provides ample off road parking and access to a spacious adjoining garage to the front, with the mature rear gardens affording an exceptional degree of privacy.

Internally, this home has been thoughtfully remodelled to offer a high degree of flexibility. With an inviting entrance hall, two double bedrooms, with the master offering a stunning dressing room and en-suite, stylish family bathroom, utility and lounge. The hub of this home is the stunning open plan, kitchen diner family room, which then leads to an additional rear lobby that allows internal access to the garage.

A rare opportunity to acquire a property in this setting, this home would suit any buyer looking to enjoy life on one level. An internal viewing comes highly recommended.

