



Glebe House
West End
Saxlingham Thorpe
Norwich
NR15 1UF

Offers in Excess of £595,000

No Onward Chain





- 5 bedrooms – 4 doubles and 1 single
- Sociable family house with great 'flow'
- 2 recently re-fitted family bathrooms with showers
- Cloakroom
- Stylish bright kitchen with Smeg range cooker
- Study
- 'Outstanding' and 'Good' primary schools nearby
- Superfast broadband
- No Onward Chain





Location

It's the one thing you can't change about a property and Glebe House offers a good location just off the A140 for commuting, schools, and shopping and at the same time it is on the edge of the countryside.

The locally renowned Smockmill Common nature reserve is within walking distance and offers woodland and riverside walks. A short drive away is Tasburgh Village Hall offering a league sized football pitch, two tennis courts, a play area and adult fitness equipment and a toddlers play area has recently been constructed. The doctor's surgery is also within walking distance at Newton Flotman. A regular bus service both in and out of Norwich is available from the A140.

Norwich - the City of Culture - which has an excellent range of facilities including a direct line to London Liverpool Street by InterCity train and an international airport is just 20 minutes away and the A47 links to the North Norfolk Coast and The Norfolk Broads.

The Property

Glebe House is a sizeable family home offering five bedrooms, all recently re-decorated, two re-fitted bathrooms both with 'P' shaped baths with showers over and a good sociable flow of sitting room with feature 'flame' gas fire, beautiful light and sunny garden room, which is linked to the dining area and kitchen by the glazed atrium - an appealing area to sit overlooking the garden. A study large enough for a couple of desks, a utility room and integral double garage with electric door complete the property.

Outside

The back garden is planted with a variety of shrubs and plants and herbs. To front of the property there is an 'in and out' drive.

Services

Mains electricity, water and drainage are connected to the house. The oil-fired boiler provides the domestic hot water and heating. The boiler was replaced 3 years ago. An intruder alarm is fitted to the property.

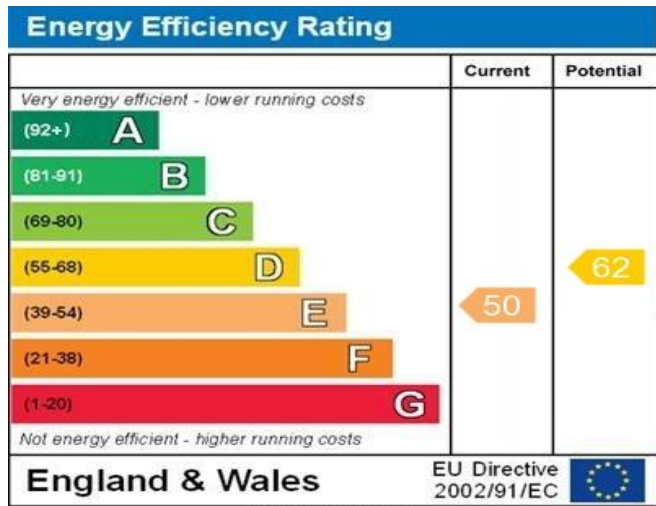
Viewing

Strictly by appointment with TW Gaze.

Agents Note

Please be aware that some road noise from the A140 can be heard but with electric vehicles this will soon be a thing of the past.

Ref: 18903/CAC Freehold Council Tax Band – F



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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Ground Floor

Approx. 126.3 sq. metres (1359.5 sq. feet)



First Floor

Approx. 93.3 sq. metres (1003.9 sq. feet)



Total area: approx. 219.6 sq. metres (2363.4 sq. feet)

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