



4 Bedroom Detached House
79a South Hill Road
Norwich, NR7 0LR

Sefftons
ESTATE & LETTING AGENTS

£500,000
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EXECUTIVE, DETACHED HOME situated in the SOUGHT AFTER SUBURB of Thorpe St. Andrew. Boasting SPACIOUS ACCOMMODATION throughout, with a generous kitchen/diner, FOUR BEDROOMS and outbuildings, this would make an IDEAL FAMILY HOME.

THE PROPERTY

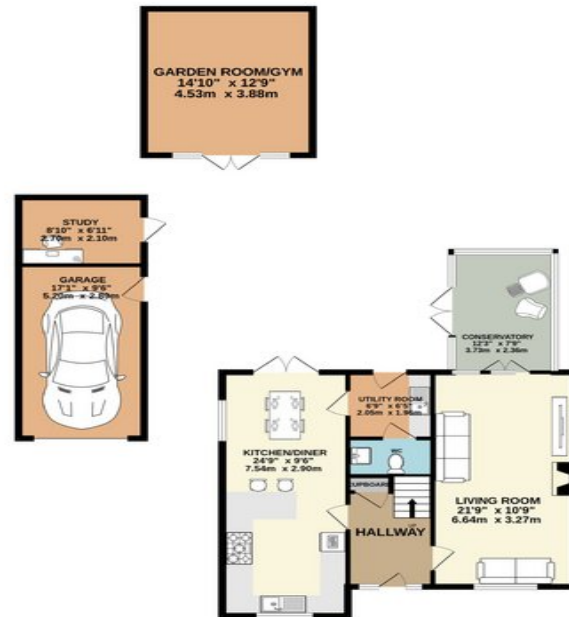
The front door opens to the spacious entrance hall, with stairs rising to the first floor, a handy cupboard for coats and shoes, and doors to all ground floor accommodation, which benefits from underfloor heating throughout. The lounge is generously sized, with a wood burner for cosy evenings in, and backing onto the conservatory, which has doors to the rear garden and planning permission granted for a second reception room in its place. Additionally, there is stylish kitchen/diner fitted with high gloss units throughout and a breakfast bar, supported by a separate, matching utility room.

Up on the first floor, the landing provides access to four bedrooms, including a master with ensuite, alongside the family bathroom.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR
1120 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1691 sq.ft. (157.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 descriptive 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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