



4 Hillside Avenue
Thorpe St. Andrew | Norfolk | NR7 0QN

FINE & COUNTRY

FOR ALL THE GENERATIONS



“A beautiful period home on one of the most desirable roads in Thorpe St. Andrew, with a gorgeous south-facing garden, this is a place that works at every stage of family life, from tots to teens, grandchildren and beyond. A home where you can put down roots and make memories, enjoying plenty of space and seclusion, but with easy access to everything.”



KEY FEATURES

- A Beautiful Period Property in the Sought After Suburb of Thorpe St Andrew
- Three Bedrooms and Family Bath/Shower Room
- Kitchen/Dining Room with Separate Utility Room
- Sitting Room, Study and a Conservatory
- Annexe with Shower Room – Potential Fourth Bedroom but currently used as a Gym and Music Room
- Landscaped Garden with Patio and Summerhouse plus a Working Area with Vegetable Beds and Greenhouse
- Single Garage with Plenty of Parking on the Carriage Driveway
- The Main Accommodation extends to 1,759sq.ft
- Energy Rating: D

Properties in this area are always in demand, and when you come to view, you'll see why. The location is superb – you have shops, schools and pubs within walking distance, you're away from the main roads but still have excellent bus services, you can walk or cycle into the city centre and the home sits in a peaceful, leafy position.

A Home With Real Heart

This period home is packed with wonderful original features throughout rooms that are well proportioned and bright. It's been in the same ownership for well over 30 years and the owner raised his family here, with the property rising to every occasion. This has been the setting for many a birthday and Christmas celebration, with room to host extended family and a layout that works well for modern lifestyles while still offering a timeless classic elegance, with character coming from the picture rails, original doors, fireplaces and more.

A Warm Welcome Awaits You

This is a handsome home from the first glimpse and its classic good looks invite you to step inside and explore. There's a useful study or snug to the front of the ground floor accommodation, with a spacious and light sitting room beyond, complete with original fireplace. Double doors lead onto an pine-framed garden room, which in turn has double doors to the patio, so in summer you can keep the doors open and enjoy the outlook down the south facing lawn, while in winter you can keep the two rooms separate and light a fire in the sitting room. The garden room has been designed for use all year round, so makes a great second sitting room or reading room.





KEY FEATURES

You have access through to the kitchen, where you can look down the garden while you do the washing up, which is in turn open to the dining room. Altogether this is a wonderfully sociable space as you're in the midst of everything when you're cooking and you can keep an eye on little ones playing, or chat to friends as they sit around the table. A separate utility room is handy for coats and muddy boots and for keeping your laundry out of the kitchen. Upstairs, all three bedrooms have feature fireplaces and all are lovely and light with a pretty, green outlook. The second bedroom also benefits from a wash basin with a hot and cold water supply. There's also a family bathroom with shower. You'll find a fourth bedroom in the annexe, next to the main house, along with a shower room. The annexe was built around five years ago and is extremely versatile. Perfect if you run a business and meet clients from home, it also makes a great guest suite, accommodation for an elderly relative or older child at home, a gym, music room, art studio... whatever you're looking for.

For Work, Rest And Play

Outside you have plenty of parking on a carriage driveway to the front, plus a car port and garage with a little workshop at the back. There's a sunny patio and good size lawn where children can play, with a working area tucked away behind a hedge at the far end of the lawn. Here there's a greenhouse and a former vegetable garden that could easily be reinstated. The garden has two large sheds and a summer house, so plenty of storage and the option to admire the outlook from a sheltered space. The owner has designed the garden to be easy to care for but the size of it means a keen gardener could choose to add more planting and spend many happy hours out here. You're totally private and look out over trees as it's a lovely leafy setting. This is a very prestigious area, partly because it offers peace and quiet whilst still being well situated for everything. Your children can walk to the highly regarded local primary school and then on to the excellent high school. They can catch a bus into the city and walk around to call for friends. You have a friendly neighbourly community here and people look out for each other, so it feels more like a village than the outskirts of a city. The river is a short walk from your front door, with some of the area's best pubs, takeaways and restaurants an easy stroll. You also have shops, supermarkets and a Post Office close by. When you need to travel out of the area, you can be on the A47 in just a few minutes and off you go, or walk to the train station and head down to London. Fancy immersing yourself in nature? Thorpe Marshes and Whitlingham Marshes are just down the road. You really can have it all here.















The Annexe











INFORMATION



On The Doorstep

The property lies in the sought after suburb of Thorpe St. Andrew. It is close to the river, shops, supermarkets, restaurants, take-aways, a selection of schools covering all age groups and a selection of public houses. The centre of Norwich is only a ten-minute drive away, along with the train station and the A47 southern bypass and the A11 main arterial road leading out of the county. To the north side of Norwich you also have the airport with destinations to Europe and beyond.

How Far Is It To?

Thorpe St. Andrew is within easy reach of the mainline train station, with links to London Liverpool Street and the international airport found to the north of Norwich with destinations to Europe and beyond.. The city offers all you would expect of the county capital, with a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south west and Newmarket 47 miles. Wroxham is less than 6 miles away, where you can explore the Norfolk Broads.

Directions

Leave Norwich on Barrack Street/A147 and at the roundabout take the 2nd exit onto Ketts Hill/B1140. Continue onto Plumstead Road/B1140 and at the roundabout take the 3rd exit onto St Williams Way/A1042. Turn right onto Thunder Lane and then left onto Hillside Avenue and the property will be found clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

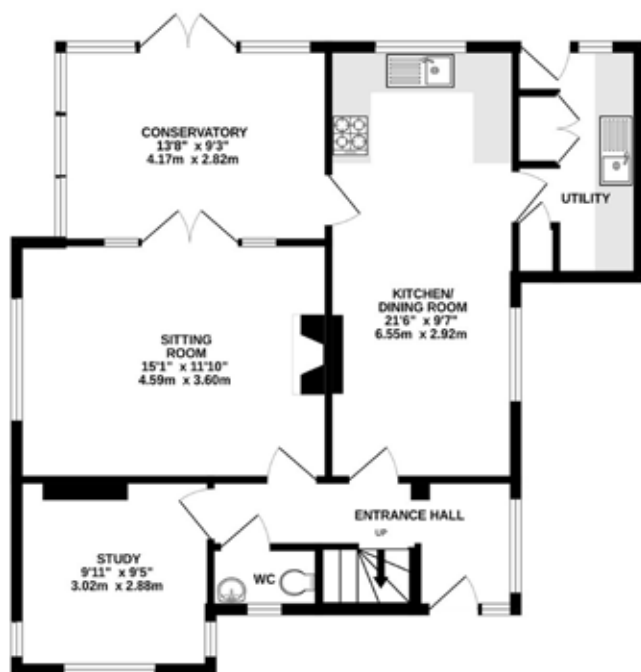
ADSL Broadband Available - vendor uses SKY

Mobile Phone Reception - varies depending on network provider

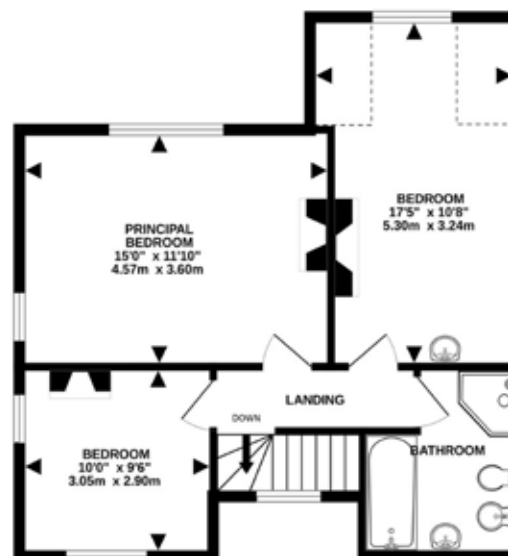
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

Broadland District Council - Council Tax Band D

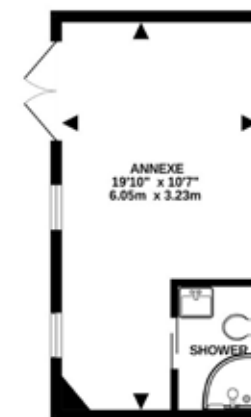
Freehold



GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



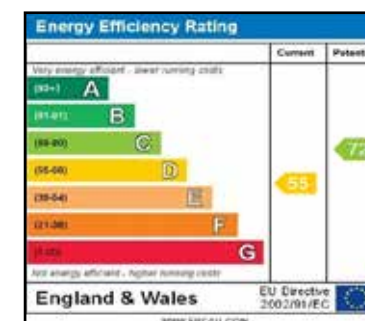
ANNEXE
209 sq.ft. (19.4 sq.m.) approx.



GARAGE
207 sq.ft. (19.3 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING ANNEXE & GARAGE) : 1343 sq.ft. (124.8 sq.m.) approx.
TOTAL FLOOR AREA : 1759 sq.ft. (163.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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FINE & COUNTRY

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