



1a Hillside Avenue, Thorpe St Andrew, Norwich

In Excess of £525,000

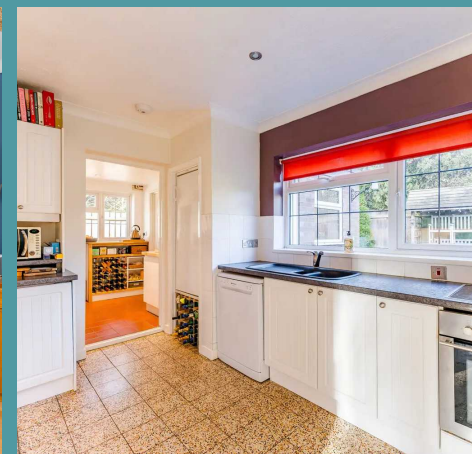
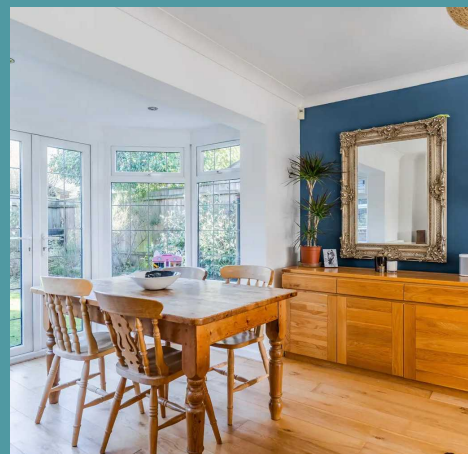
1a Hillside Avenue

Thorpe St Andrew, Norwich

A rare opportunity to own a lovely house in this much sought after area, 1a Hillside Avenue combines modern functionality with a warm, homely feel. The property has well proportioned rooms, including an open plan living area ideal for family gatherings. There's a good sized kitchen, and three well-appointed bedrooms. The master bedroom has an en-suite, and there are two other bath/shower rooms. Outside, the private rear garden is an excellent space for relaxing with friends, or just watching the local wildlife. All in all, this is a charming home.

LOCATION

Situated at Hillside Avenue, this property enjoys a prime location offering a balanced lifestyle. Residents can indulge in leisurely walks along the scenic River Yare. With convenient bus links to the city, excellent schooling options catering to all ages and nearby cafes and shopping options including Sainsbury's, the location is thoughtfully designed for everyday convenience. For those commuting, easy access to both the NDR (Northern Distributor Road) and the A47 ensures seamless travel to various destinations. This well-rounded location at Hillside Avenue provides an ideal setting for a diverse range of lifestyles.





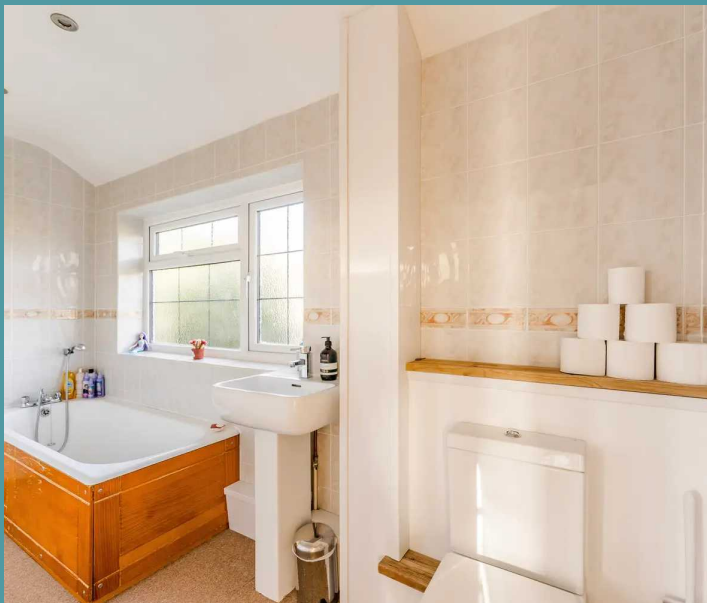
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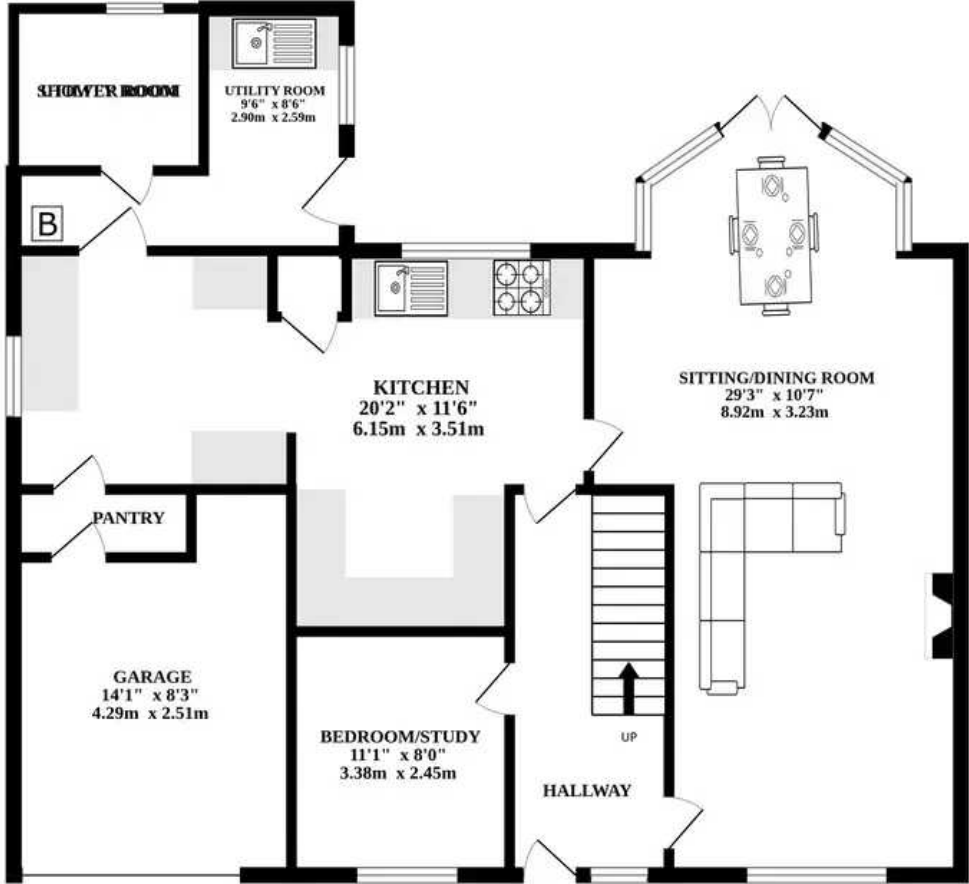
The front door leads into a bright entrance hall with storage and a coat hanging area. You are soon drawn into a large yet cosy living room, providing ample space for your furnishings. The wood burner adds a touch of charm and warmth, creating a perfect ambiance during the colder months. During the summer, the french doors open onto the garden, making this room an ideal area for relaxing with family or entertaining guests at any time of the year. The large kitchen area has ample cupboards and shelving, including a useful pantry. Views to the rear garden create a lovely light and airy space for meal preparation.

On the ground floor, you will find a versatile bedroom, which can be used as a guest room or a study. There is also a convenient shower room, ensuring your guests or family members have easy access to bathroom facilities. A utility room and internal access to the garage, add further practicality and convenience.

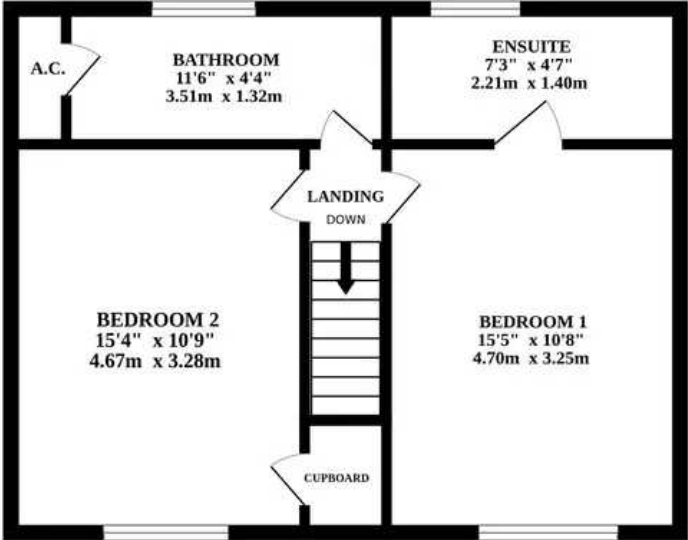
Making your way upstairs, you will discover two additional bedrooms, each offering ample space and natural light. The master bedroom boasts an en-suite shower room, with a large modern shower. Additionally, there is a well-appointed bathroom on this level, serving the remaining bedrooms.



GROUND FLOOR



1ST FLOOR



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 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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This property also features an excellent-sized rear garden, offering outdoor space perfect for those with children or furry friends. The garden is an ideal setting for outdoor activities or simply unwinding. Furthermore, the off-road parking on a private drive to the front ensures secure and convenient parking for you and your visitors.

AGENTS NOTE

We understand this property will be sold freehold connected to all mains services.

Council Tax Band - D

