



THE STORY OF

8 Western Avenue

Norwich, Norfolk

SOWERBYS

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8 Western Avenue

Thorpe St Andrew, Norwich, Norfolk
NR7 0HA

Wonderful Elevated Position

Abundance of Character and Period Detailing

Excellent Accommodation

Impressive South Facing Garden

Private Road Location

Seclusion and Tranquillity

Parking and Garage

Offers in Excess of £525,000

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“French doors open out to the entertaining terrace, with leafy backdrop...”

This fine property, located in a secluded and hidden location, provides a wonderful country feel with all the benefits of being a stone's throw from the city. Full of character, with open fireplaces, picture rails, stripped wooden flooring and cornicing. A fine

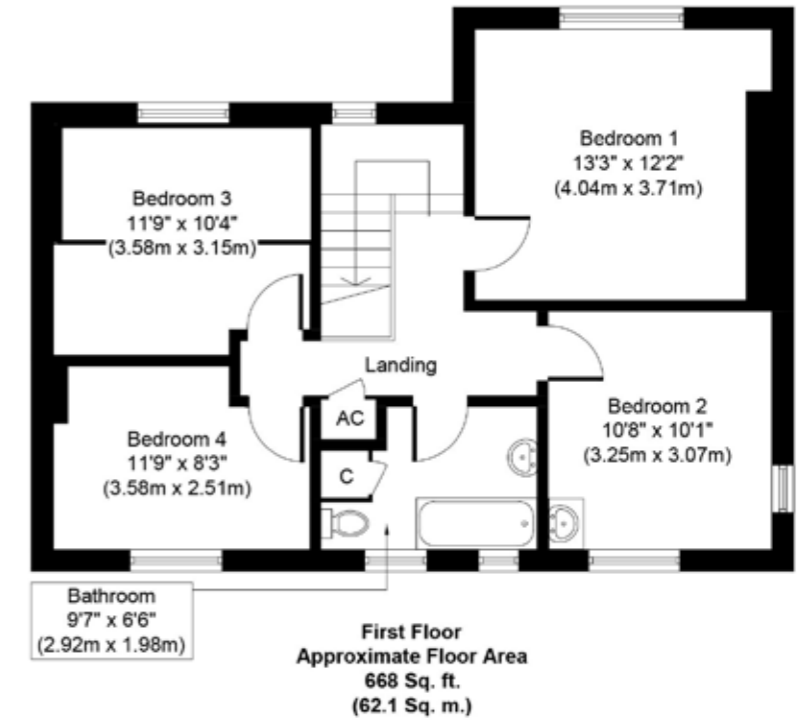
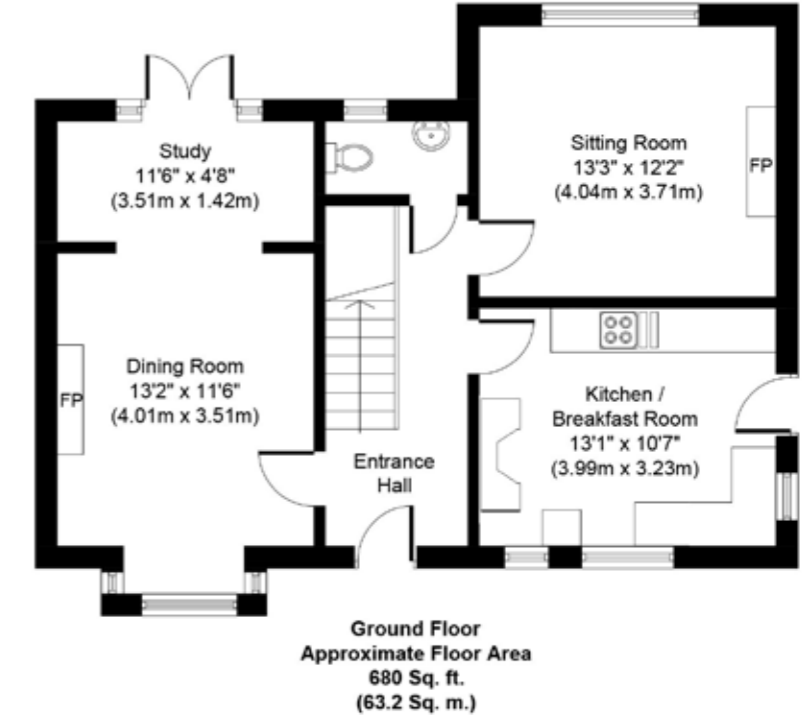
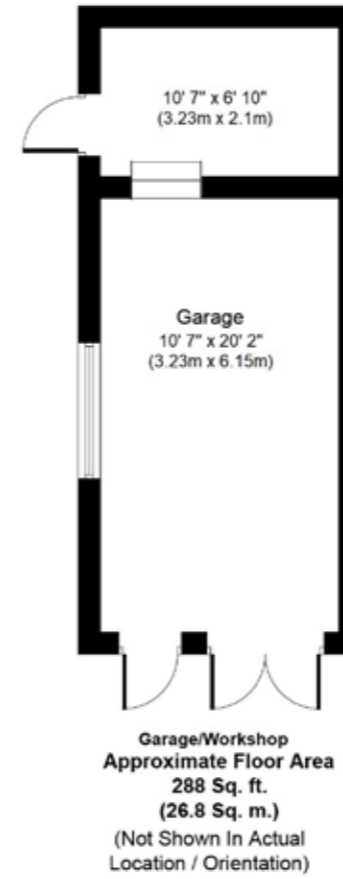
atmospheric dining room is perfect for entertaining and access direct onto the south facing terrace. A good sized sitting room and well equipped kitchen breakfast room complete the ground floor. The first floor provides four bedrooms and a family bathroom.



An outstanding feature is the extremely well landscaped south facing garden. A wonderful entertaining terrace with a superb leafy back drop. Clipped box hedging and mature shrubs, with spring bringing cherry blossom, wisteria and a pretty magnolia.

The sweeping lawn draws you down to a secret seating area within a woodland themed setting. To the front, again, a mature well planted garden with lawn, providing privacy, parking and a covered gated seating area to the side. The local area enjoys an abundance of wildlife, all on your doorstep.





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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Thorpe St Andrew

IS THE PLACE TO CALL HOME



The popular suburb of Thorpe St. Andrew is approximately 4 miles from the centre of the Cathedral City of Norwich, with the train station being approximately a ten minute drive away, and Norwich Airport around 15 minutes drive, via the easily accessible Northern Distributor Road. Within Thorpe St. Andrew itself there are various facilities including a health club, an attractive river green with a delightful riverside setting, public house and small shops. A Sainsbury's supermarket is also close by. The local school is rated as outstanding and the area is also well placed for the A47 Norwich southern bypass linking all the major trunk roads south from the city.

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a

vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants. Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport. Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.



“The sweeping lawn draws you down to a secret seating area within a woodland themed setting.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

SOWERBYS



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