

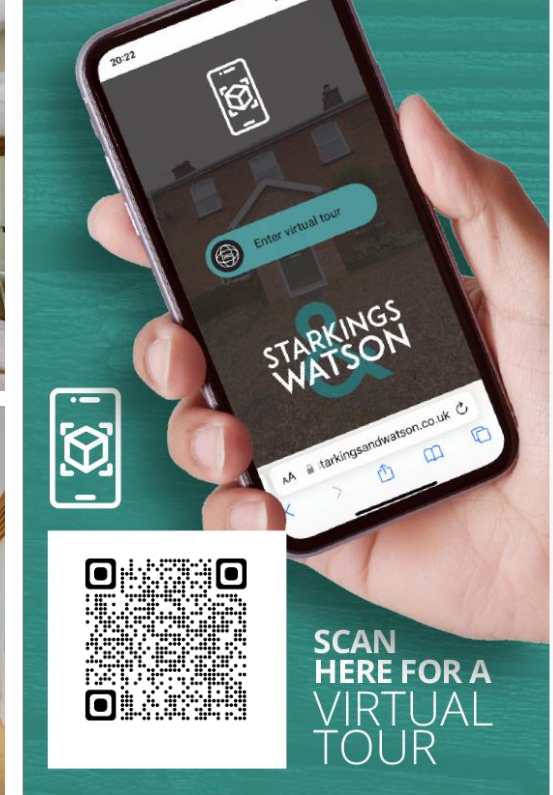
ST. ANDREWS AVENUE

Thorpe St. Andrew, Norwich NR7 0RG

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE  
PROPERTY



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STARKINGS  
&  
WATSON

- No Chain, Detached Family Home
- Sought After Position in Thorpe
- 1932 Sq ft Over Three Floors (stms)
- Approx. 0.29 Acres (stms)
- Kitchen with Utility Room Adjacent
- Sitting Room with Bay Window
- Four Bedrooms Over Two Floors
- Parking & Potential to Add Garage (stp)

#### IN SUMMARY

NO CHAIN. A RARE OPPORTUNITY to purchase a DETACHED FAMILY HOME with 0.29 ACRES (stms) which has been kept in the same family for ALMOST 50 YEARS! The property is in a PRIME POSITION in THORPE ST ANDREW with accommodation which has been EXTENDED, updated and even a LOFT CONVERSION undertaken. In total, the footprint now totals 1932 SQFT (stms) spread over three floors. Stepping inside, there is a SITTING ROOM, dining room/study, OPEN PLAN KITCHEN/DINING ROOM, utility and ground floor SHOWER ROOM. Heading upstairs, TWO DOUBLE BEDROOMS lead from the landing of which the MAIN BEDROOM is ENSUITE and there is a BATHROOM also. The top floor is home to the remaining TWO BEDROOMS which have the BEST VIEWS with WHITLINGHAM LAKE visible in the distance.

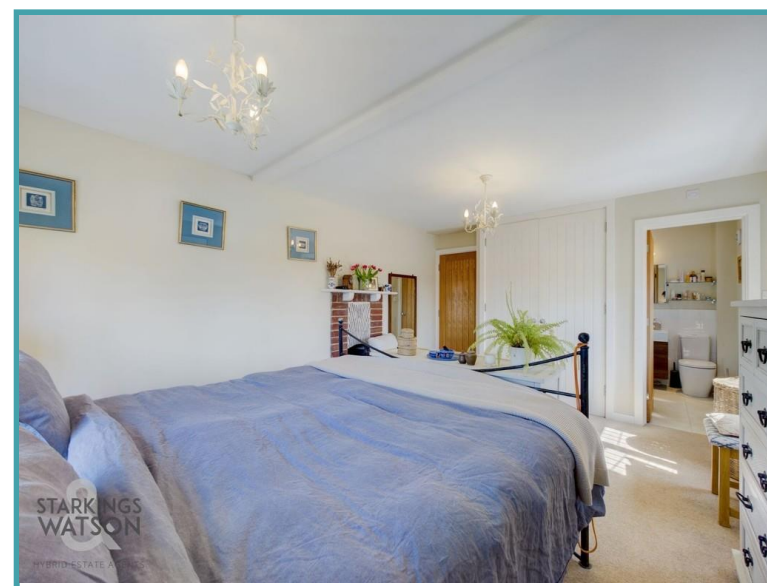
#### SETTING THE SCENE

As you approach this wonderful home which is set behind a mature hedging, there is a block paved driveway providing off road parking for multiple

vehicles which leads to the main property and there is side access which takes you to the rear garden. There is a separate gate and pedestrian access to the left hand side of the driveway.

#### THE GRAND TOUR

Passing through the beautiful original door, the hallway has stripped wood flooring running the length of the room and into the study/home office. Stairs lead from this room and there are doors either side of the hallway, one taking you into the kitchen with snug seating area and the other into the main sitting room. This characterful room has an exposed brickwork chimney with inset multi-fuel burner, set opposite a bay window which faces to side. To the end of this room, full height windows and French doors take you into the rear garden also. The kitchen is open plan with granite worksurfaces, space for appliances and a built in breakfast bar. There is even space for soft furnishings as you continue round the extended area to the dining room which has a vaulted ceiling and velux windows for added light. The running of the household can be done in the utility room with space provided for white goods and storage units. Doors then take you outside onto the newly laid sandstone patio or an internal door to the ground floor shower room. Up the first set of stairs, there is built in storage at both ends of the landing, doors then take you into two double bedrooms of which one is ensuite and the family bathroom which has a four piece suite. The top floor has two further bedrooms both of which have fantastic views given the elevation and one of the bedrooms can see as far



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as Whitlingham Lake in the distance.

#### THE GREAT OUTDOORS

Stepping outside, the Indian sandstone patio which has been recently laid extends beyond the rear of the property providing ample space for entertaining and alfresco dining. There is a generous lawn expanse with high level hedging at the boundary, mature trees and flower beds. There is scope to extend the parking area which currently has space for three vehicles. There is even scope to add a cart lodge or garage (stp) if required.

#### OUT & ABOUT

The sought after Norwich suburb of Thorpe St Andrew offers a wide range of amenities nearby including local shops, public houses, doctors surgeries, supermarkets and schools. Thorpe St Andrew is only a short walk, car journey or bus ride into the City Centre and offers great access to the A47/A11 routes, and the new Postwick Hub.

#### FIND US

Postcode : NR7 0RG

What3Words : ///birds.shops.animal

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

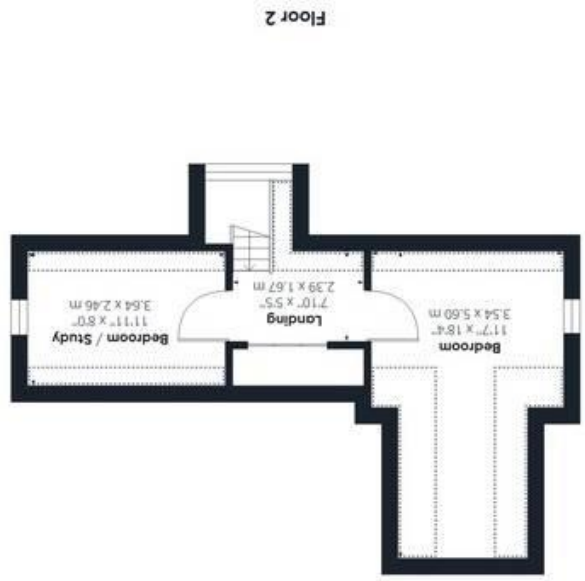
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Price:



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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>

- 1932.77 ft<sup>2</sup>
- 179.56 m<sup>2</sup>
- Reduced headroom
- 117.05 ft<sup>2</sup>
- 10.87 m<sup>2</sup>