

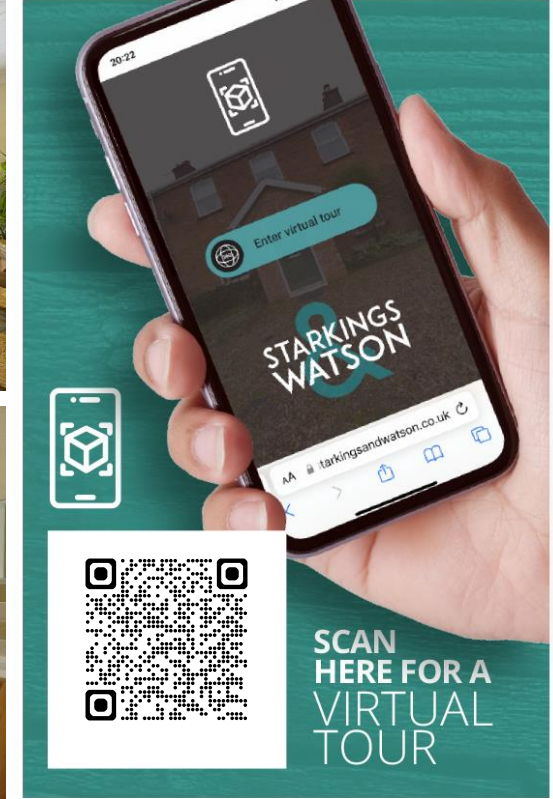
ST. WILLIAMS WAY

Thorpe St. Andrew, Norwich NR7 0AW

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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[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



- Detached Bungalow
- Occupying a 0.15 Acre Plot (stms)
- Considerably Extended
- 21' Sitting/Dining Room
- 14' Kitchen/Breakfast Room Into Utility
- Four Bedrooms
- Manicured Private Rear Garden
- Ample Off Road Parking & Garage

#### IN SUMMARY

Set upon a 0.15 ACRE PLOT (stms) this considerably EXTENDED DETACHED BUNGALOW offers a brilliant OPEN PLAN living space, alongside immaculately MANICURED GARDENS and ample OFF ROAD PARKING with a GARAGE. Internally the FOUR bedrooms are accompanied by a 21' SITTING/DINING ROOM complete with uPVC double glazed French doors into the rear garden - with an ELECTRIC AWNING above. family bathroom and extended KITCHEN/UTILITY ROOM with breakfast bar also leading into the rear garden. The property is spacious from front to back measuring some 1050 Sq. ft in total (stms), benefiting from gas fired central heating and double glazed uPVC windows.

#### SETTING THE SCENE

The property opens up at the front via a low level brick wall with timber fence running down the side towards the garage and access gate for the rear garden. Tall mature hedged borders give privacy to the ample off road parking at the front laid with shingle leading towards the front access door.

#### THE GRAND TOUR

As you step inside, the carpeted central hallway grants access to all living accommodation within the property. Immediately to your left is a spacious bay fronted double bedroom currently being used as a storage room whilst sitting adjacent to this is the larger of the four bedrooms, also with double glazed bay windows to the front, carpeted flooring and radiator. Sitting just behind these bedrooms are the two smaller rooms, both double rooms with one being purposed as a wardrobe and the other a guest room with uPVC double glazed windows to the side, carpeted flooring and radiators. The family bathroom is incredibly well lit, and part tiled with wooden effect flooring underfoot, this three piece suite also benefits from a radiator and frosted uPVC double glazed windows. The rear of the property is occupied by the main living area measuring some 21ft in length courtesy of a historic extension. The property opens up via uPVC French doors onto the rear patio and leaves ample floor space for a choice of soft furnishings and a formal dining space. The kitchen has also benefited from this extension, leaving ample room for wall and base mounted storage set around wooden effect worktops, giving way to space for an electric oven and hob. Beyond the low level wall is a versatile space currently formed by the utility room and handy breakfast bar with radiator and access door onto the rear patio with plumbing for a washing machine also.



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### THE GREAT OUTDOORS

The rear garden is fully enclosed with timber fencing running to the sides and rear of the property. This space has been immaculately landscaped by the current owners, predominantly laid to lawn with multiple colourfully flowering shrubs and hedges with planting borders throughout. To the side of the garden there is hard standing for a shed and greenhouse behind the brick garage.

### 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 0AW

What3Words : ///mutual.bland.lung

### VIRTUAL TOUR

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

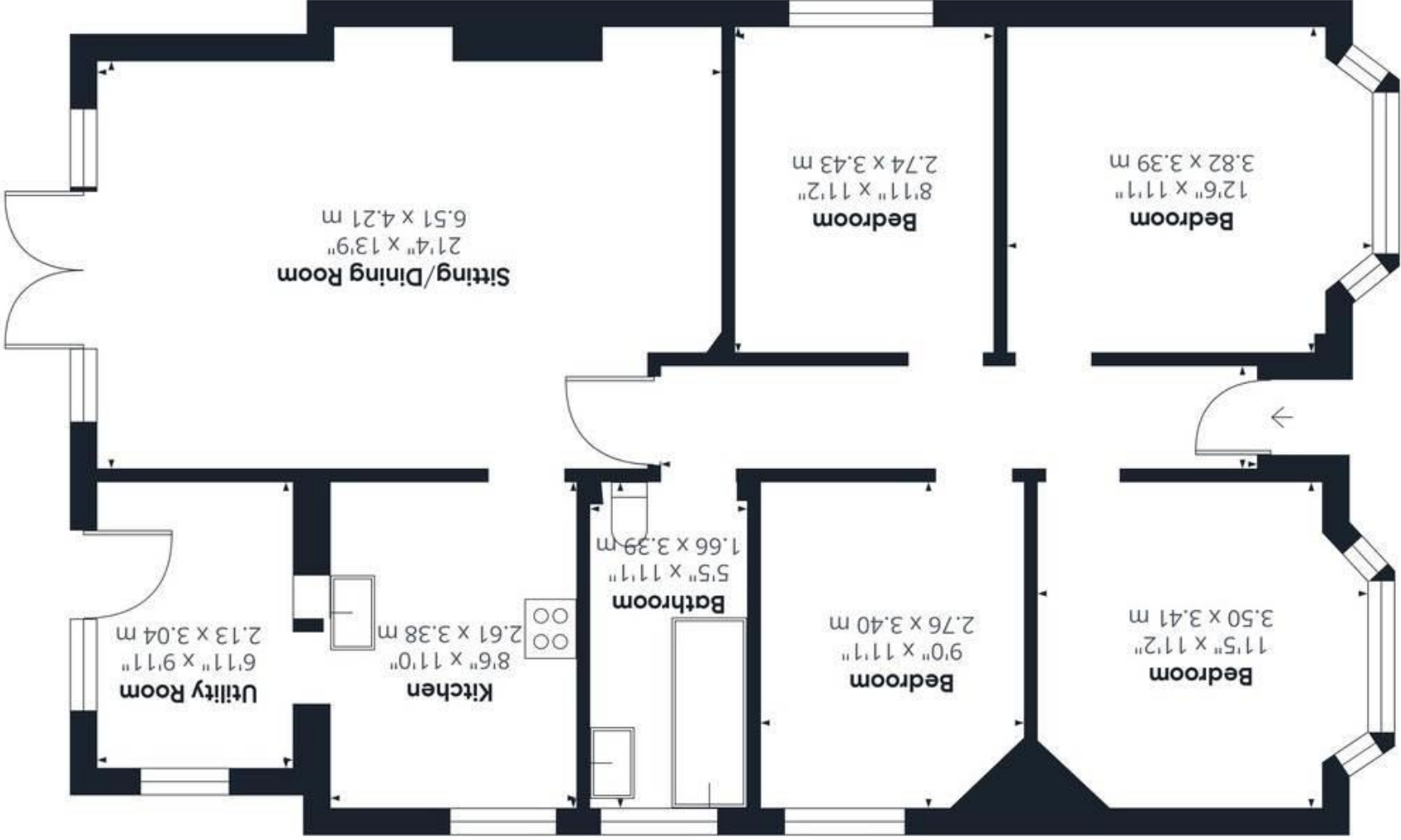
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Price:



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GIRAFFE 360

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
 1050.45 ft<sup>2</sup>  
 97.59 m<sup>2</sup>