

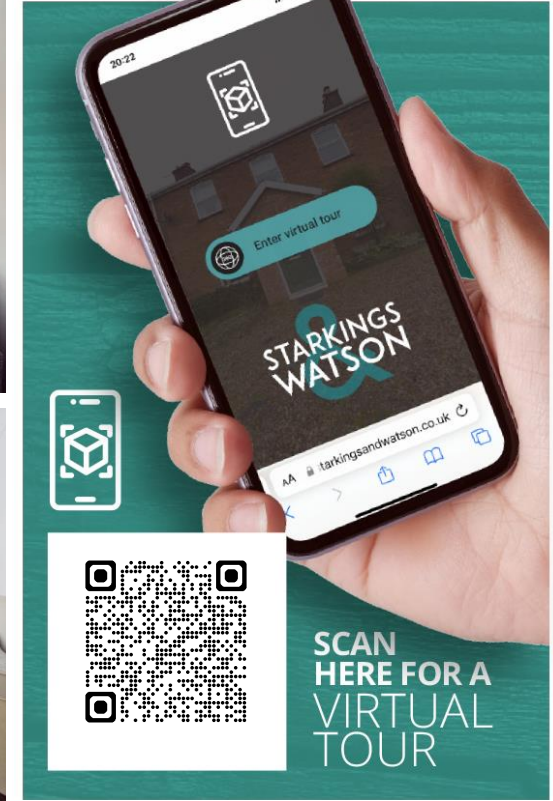
BELMORE CLOSE

**Norwich NR7 0PS**

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**



- Semi-Detached Bungalow
- No Chain
- 15' Bay Fronted Sitting Room
- Three Double Bedrooms
- Newly Updated Bathroom
- Opportunity To Extend (stp)
- Private & Enclosed Rear Garden
- Off Road Parking & Garage

### IN SUMMARY

NO CHAIN. This SEMI-DETACHED BUNGALOW is pleasantly situated on this QUIET close with ample OFF ROAD PARKING and direct entry to the GARAGE. Benefiting from a recent update in many of the rooms, the property is mostly presented in FANTASTIC DECORATIVE ORDER with ample opportunity to EXTEND at the side or rear (stp) while still leaving a generously sized rear garden. Internally the property boasts THREE DOUBLE BEDROOMS with the third potentially becoming a DINING ROOM with direct access into the kitchen with ample storage solutions. The property is fronted by a 15' BAY FRONTED sitting room while the very rear is occupied by a garden room/conservatory with direct access into the rear garden.

### SETTING THE SCENE

The property is accessed via a low level brick wall to the front opening to a brick weave driveway with shingle frontage also bordered by timber fencing to each side and a pathway leading to the entrance of the home.

### THE GRAND TOUR

Stepping in you are first met with a porch entrance ideal for slipping off shoes and coats before stepping into the main entrance lobby with carpeted flooring underfoot. This larger than average space creates an inviting feel to the home with space for additional storage or furniture. Immediately to your right is the entrance to the bay fronted sitting room with a dual aspect this room remains well-lit even on the dullest of days with carpeted flooring and ample floor space for soft furnishings. Sitting next to this room is the second double bedroom with carpeted flooring, plug sockets with USB ports and large uPVC window this room could easily function as a dining room if required with a direct access door into the kitchen. To the left of the hallway is the larger of the bedrooms, with a front facing aspect and neutral décor this room leave ample floor space for additional storage solutions while the smaller of the three bedrooms sits at the very rear of the home overlooking the rear garden. This room is only slightly smaller than the second bedroom, currently serving as a study/storage room this room would be an ideal double bedroom. The three piece bathroom has been tastefully decorated and modernised to offer a mostly tiled surround, rainfall shower head over the bath with glass screen and vanity storage. The final space accessed from the hallway is the kitchen, with an array of wall and base mounted storage and floor space for a breakfast table, this room does need some modernisation but could easily be extended out into the garden to create a large more sociable living area if desired (stp). The very rear of the home leads



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you to a garden room/conservatory with uPVC French doors into the rear garden.

### THE GREAT OUTDOORS

the rear garden is fully enclosed with timber fencing to both sides and the rear with full privacy from neighbouring properties creating a more pleasant feel with mature planting borders set around the predominantly laid to lawn garden space.

### 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 0PS

What3Words : ///goal.plots.notes

### VIRTUAL TOUR

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

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



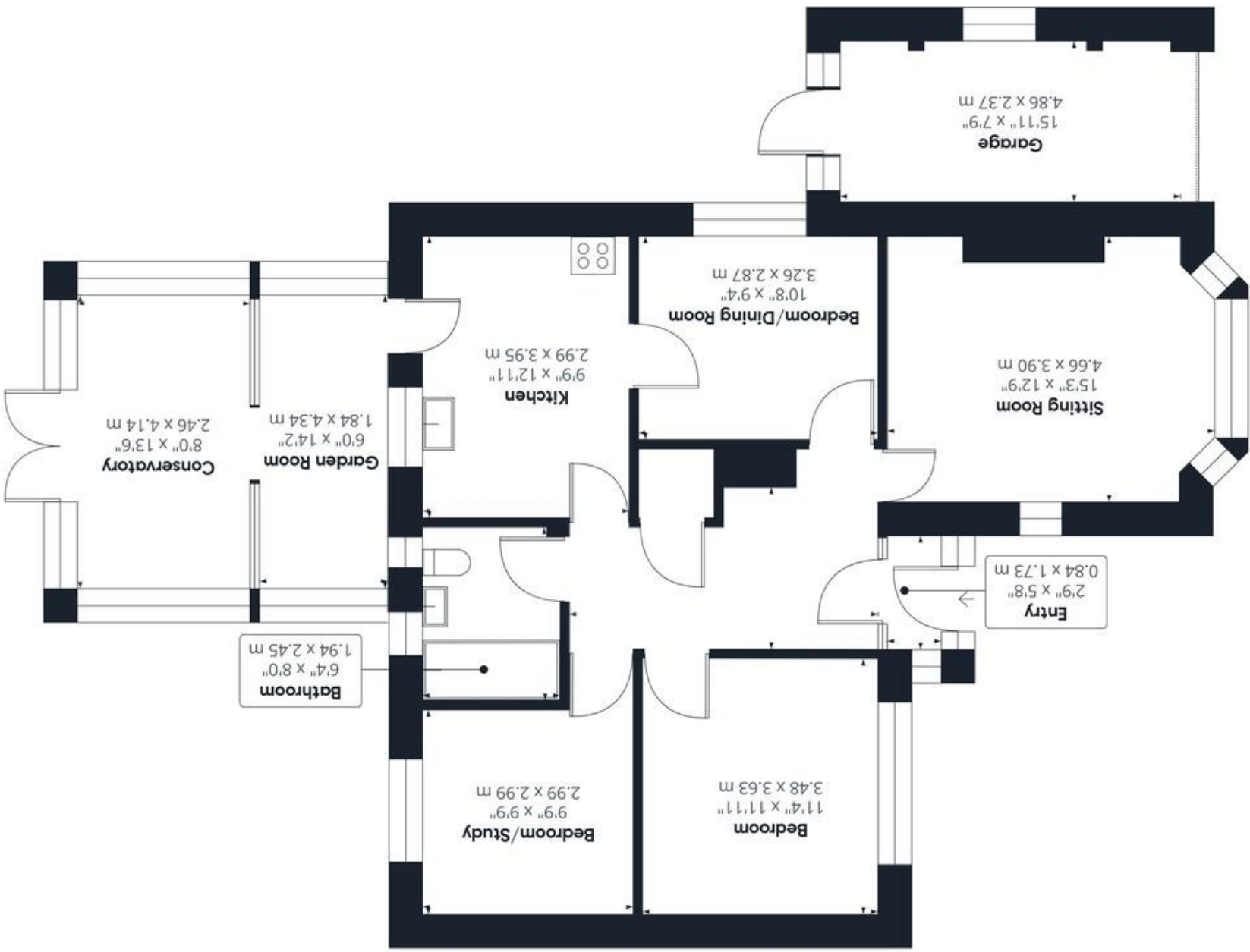
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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces



Approximate total area<sup>1</sup>  
1173.27 ft<sup>2</sup>  
109 m<sup>2</sup>