



Hillcrest Road, Norwich - NR7 0JU



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Situated on a 0.26 ACRE PLOT (stms) this CONSIDERABLY EXTENDED and extremely VERSATILE DETACHED CHALET STYLE HOME offers a wealth of space both internally and externally. With a floor space reaching some 1988 Sq. Ft (stms) including a 23' external home office/entertainment area, the property offers FIVE BEDROOMS in total with one a home office being found on the first floor while the other four are all on the ground floor. The large living space on the ground floor includes a DUAL ASPECT KITCHEN, bathroom, separate W.C, STUDY, wonderful flowing OPEN PLAN sitting/dining room and large 30' LIVING ROOM/CINEMA ROOM. The rear garden is all fully enclosed offering a large open space to enjoy in PRIVACY with the addition of a separate EXTERNAL HOME OFFICE/WORKSHOP and large DRIVEWAY with ample OFF ROAD PARKING to the front.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow
- Approx. 0.26 Acre Plot (stms)
- Considerably Extended
- Open Sitting/Dining Room
- 30' Cinema/Family Room
- Five Double Bedrooms
- Sizeable External Workshop/Office/Studio
- Ample Off Road Parking

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.

SETTING THE SCENE

The property is approached via a slightly raised shingle driveway with lawn frontage sat behind timber fencing giving way to a large parking area suitable for a multitude of vehicles with the main access door found to the left of the home.



THE GRAND TOUR

Stepping inside, you are initially met with a lobby style entrance with all tiled flooring underfoot creating the ideal spot to slip off coats and shoes before traveling into the property. Heading forwards, you are first met with a handy built in storage cupboard to your left with WC found to your right complete with tiled flooring underfoot and raised corner sink. Further on from here is the dual aspect kitchen with an array of wall and base mounted storage set around rolled edge work surfaces. This space currently houses a stainless steel inset sink, wall mounted radiator and integrated dual eye level ovens with freestanding gas hob and ample space for a standalone fridge/freezer with rear access door into the garden. Turning to your right from the lobby, you are first met with the first of the ground floor bedrooms with views into the rear garden. This space could be utilised as an additional study if so desired or potential ground floor bathroom due to its proximity to the WC. A further three bedrooms are found down the hallway and to the right with the larger occupying a front facing aspect over the front garden with carpeted flooring underfoot and wall mounted radiator below the uPVC double glazed window. The second largest bedrooms sits next door with the same front facing aspect, carpeted flooring and ample floor space for a double bed and additional storage solutions. The study can also be found on this front part of the property next to the stairs for the first floor, this space is currently being used for storage while sitting adjacent is the three piece family bathroom complete with an electric shower cubicle, separate bath and sink whilst a WC sits next door. These spaces have the ability to be opened up to create a large four piece suite if so desired. The generously sized sitting room can be found towards the rear of the home in the centre with all carpeted flooring laid underfoot and large sliding double glazed doors leading you directly onto the rear garden patio area and allowing natural light to fill the room. This space opens up into the dining room area with wooden effect flooring underfoot and large double glazed window to the front allowing for a free flowing living area ideal for modern family living.

The very rear of the property currently houses a generously sized family cinema/room, however, this space could be utilized in many different ways, whether it be as additional bedrooms, home office space or an additional living area. Heading up to the first floor, you are met with a split level landing where turning to your right, passing through a built in storage cupboard and additional eave storage, you will find yourself in another double bedroom with tall vaulted ceilings and Velux window mounted above the bed with wall mounted radiator. The adjacent side off the landing could make a potential bedroom ,however currently is used as a home office with eave storage and Velux window above.

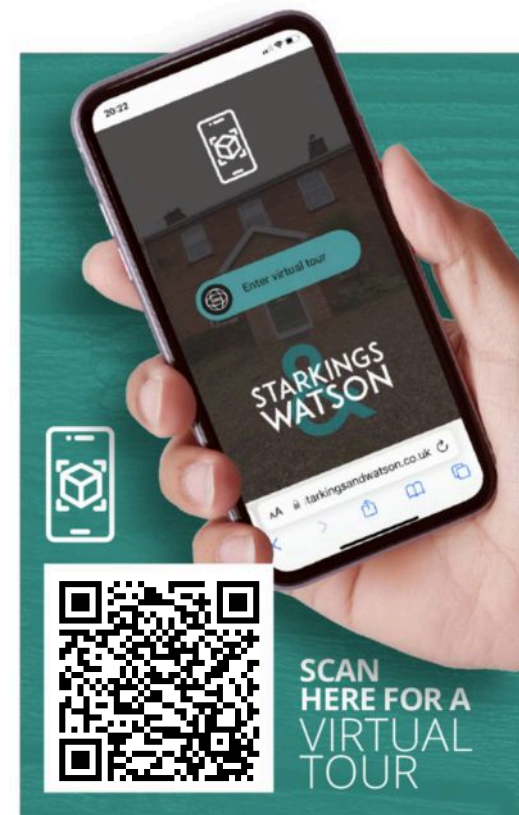
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VIRTUAL TOUR

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



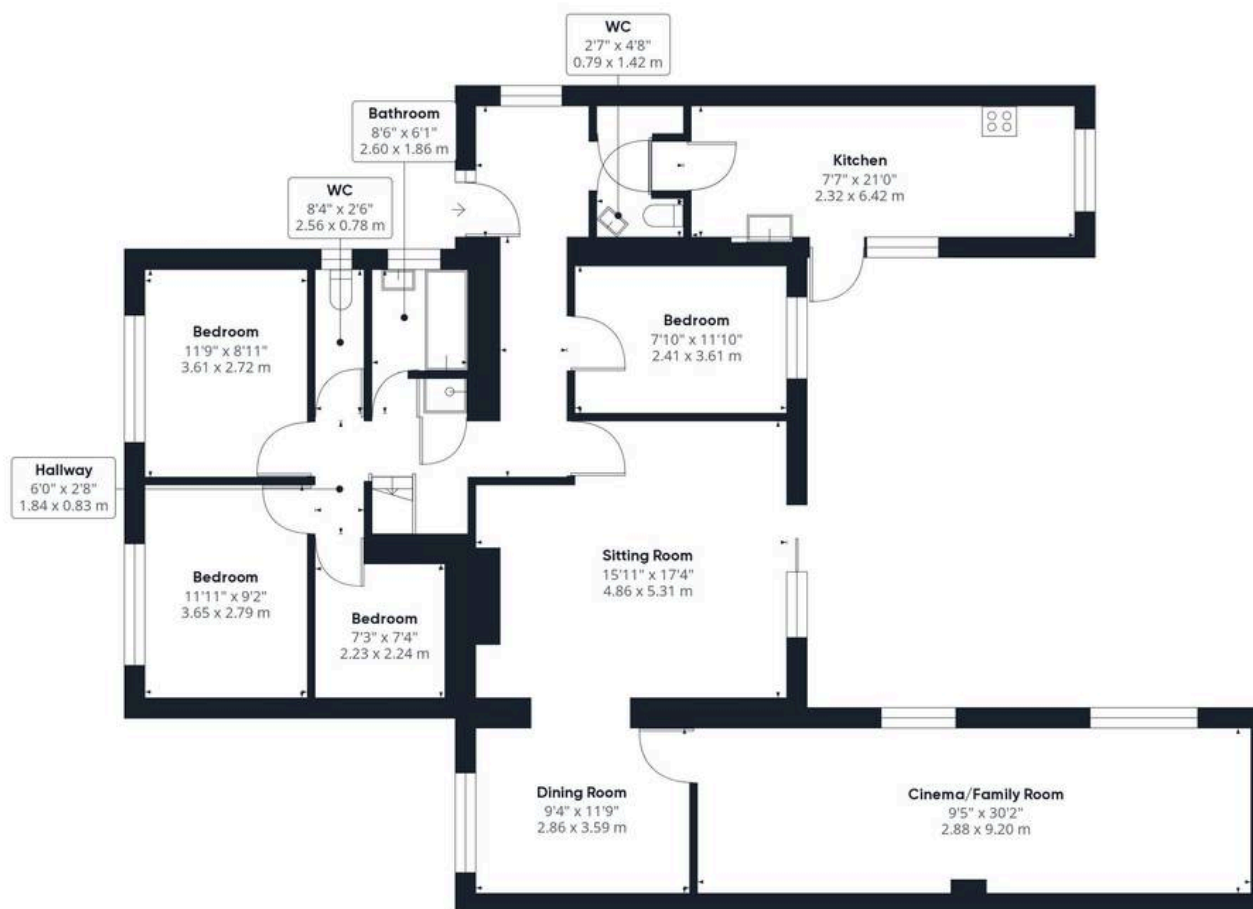




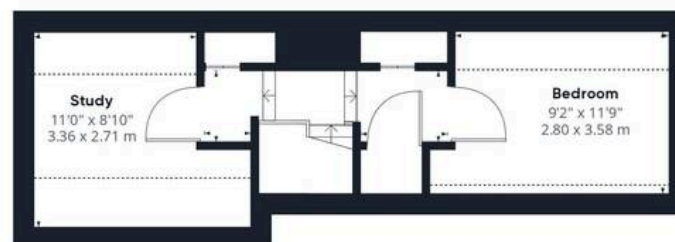
THE GREAT OUTDOORS

The rear garden is fully enclosed on all sides into the rear with tall timber fencing and is predominantly laid to lawn from front to back apart from a flagstone patio seating area immediately as you exit the sitting room or kitchen. The garden currently houses many mature and flowering trees and hedges with additional timber storage sheds tucked in the corner. This place also is home to a bespoke built and fully insulated external home office area previously used as a hobby room, this space could be utilized for those needing an external home office, additional sitting room, or potential external living accommodation.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1727.5 ft²

160.49 m²

Reduced headroom

868.22 ft²

7.49 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360



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