



Booty Road, Norwich - NR7 0NE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Booty Road

Norwich

With a private TREE LINED VIEW BACKING, this recently RENOVATED and REDECORATED semi-detached CHALET STYLE HOME is presented in flawless decorative order, benefitting from an extension to the main property as well as the GARAGE, where a 2024 installed HOME OFFICE is now also found. The ground floor initially offers three of the FOUR DOUBLE BEDROOMS, where a FOUR PIECE family bathroom suite can be found with the larger of the bedrooms coming to the first floor with an additional SHOWER ROOM. The main living spaces extends backwards with a 25' SITTING ROOM complete with UNDERFLOOR HEATING to the extended section of the room flowing into the modern KITCHEN with CENTRAL ISLAND and BREAKFAST BAR seating area. The property is serviced by a large DRIVEWAY giving OFF ROAD PARKING to multiple vehicles where an EV charging point can also be found.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached Chalet Style Home
- Fully Renovated & Recently Redecorated
- Extended Living Accommodation
- Four Bedrooms
- Four Piece Family Bathroom & Shower Room
- 25' Sitting Room & 19' Kitchen/Breakfast Room
- Extended Garage & External Home Office
- Ample Off Road Parking & EV Charging

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 can be found set back from the street with a low level brick wall giving way to a generously sized brick weave driveway complete with EV charger and five bar swinging gate to the left of the home taking you towards the garage at the rear and additional secure parking.

THE GRAND TOUR

As you enter you are presented with the central hallway granting access to all living accommodation on the ground floor where newly hung doors and freshly redecorated walls first greet you.



Immediately to your left the first of the double bedrooms comes complete with a bay fronted window and all wooden effect flooring laid underfoot. This room is large enough to accommodate a double bed and additional storage solutions. A second good sized bedroom sits next door, this space could also fit a double bed if desired, however currently functions as a nursery with wood effect flooring. The adjacent side of the property houses another double bedroom, this one complete with wall to wall mirrored built in wardrobes and front facing uPVC double glazed window to the front, with the same wooden effect flooring underfoot. Just beyond the bedrooms is an immaculately presented and modernized four piece family bathroom suite featuring a tall heated towel rail and vanity storage with walk in shower and rainfall shower head. The main living space comes to the very rear of the home courtesy of a recent extension initially opening up to allow space for a formal dining table in front of the stairs if desired before heading towards the rear of the property where there is ample room for a sitting room suite, all complete with underfloor heating through the extended portion of the room and uPVC French doors into the rear garden. The accommodation flows seamlessly into the kitchen/breakfast room, again all fully modernized and extended with underfloor heating giving way to a wide range of wall and base mounted storage units which accommodate integrated appliances including a dishwasher and washing machine whilst leaving room for large standalone appliances such as an American style fridge, freezer and range cooker. A breakfast bar island occupies the space in the middle of the room whilst offering additional storage, where a door takes you onto the driveway at the side and and a secondary internal door to the hallway. The first floor landing allows access to yet another double bedroom complete with vaulted ceilings and Velux windows allowing natural light to fill the space plus an additional window out into the rear garden. Turning to the left of the stairs you'll be greeted with an additional storage space with access into eaves storage plus a fully modernized three piece shower room with a predominantly tiled surround and low level radiator.

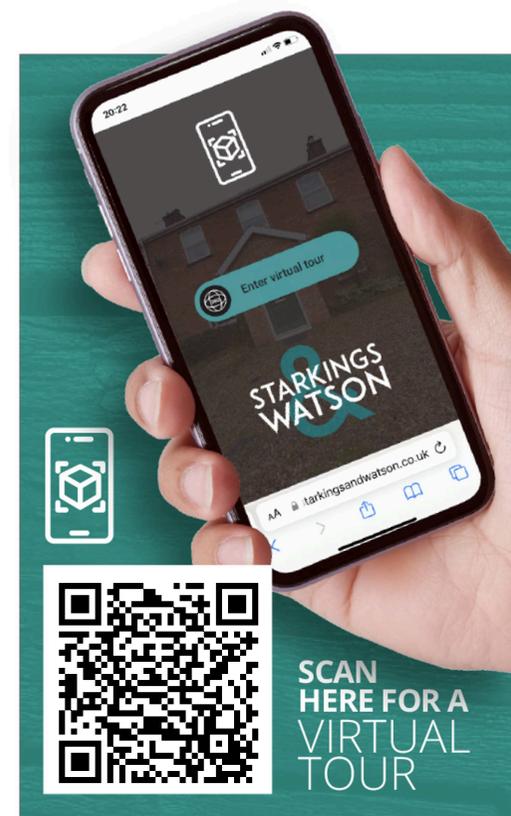
FIND US

Postcode : NR7 0NE

What3Words : ///modes.rates.sheep

VIRTUAL TOUR

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







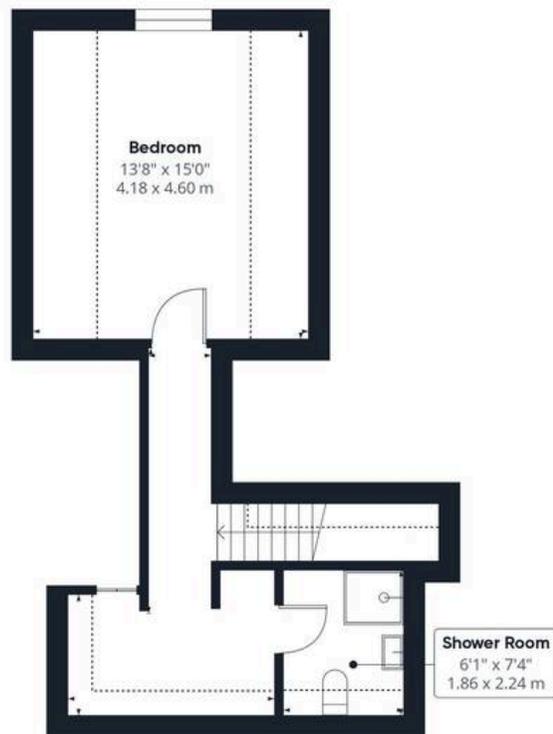
THE GREAT OUTDOORS

Immediately as you exit from the sitting room you're greeted with a flagstone patio seated area slightly raised as the ideal spot to enjoy the setting summer sunshine whilst the rest of the garden extends beyond all laid with lawn complete with planting borders to the side and rear with a large mature tree backing. The garage has been extended at the rear to accommodate an external home office. This space has been fully renovated and finished in 2024 complete with insulation, electric heating and an all white two piece WC.

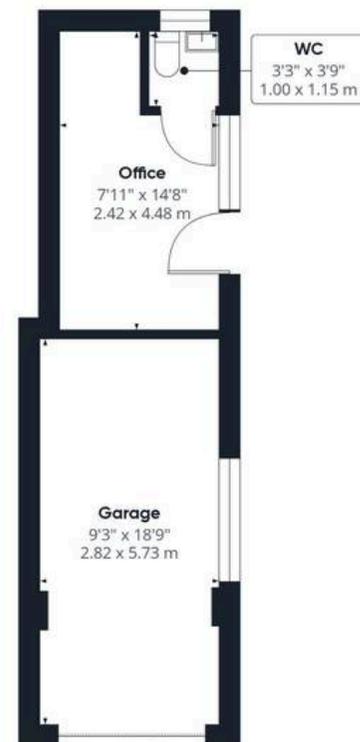




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1673.77 ft²

155.5 m²

Reduced headroom

129.91 ft²

12.07 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.

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