



South Hill Road, Norwich - NR7 0NG



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Norwich

NO CHAIN. This semi-detached BUNGALOW offers a fantastic OPPORTUNITY for those looking to put their own stamp on a property. Boasting POTENTIAL to UPDATE and MODERNISE, this cosy home features a 13' SITTING ROOM with delightful GARDEN VIEWS, perfect for enjoying a morning coffee or unwinding after a long day. The 12' KITCHEN/BREAKFAST ROOM is complemented by a CONSERVATORY which offers UTILITY SPACE and fantastic natural light. With TWO BEDROOMS including one with a WALK-IN BAY WINDOW, a separate W.C, and shower room complete the property. The bungalow offers COMFORTABLE LIVING SPACES with scope for personalisation. The expansive garden is surrounded by timber panel fencing, with a LAWN creating a tranquil setting for outdoor enjoyment. The brick garage features double pedestrian doors for convenient access.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Semi-Detached Bungalow
- Potential to Update & Modernise
- 13' Sitting Room with Garden Views
- 12' Kitchen/Breakfast Room with Conservatory
- Two Bedrooms
- Separate W.C & Shower Room
- Large Lawned Garden with Garage

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 set back from the road and approached via a lawned front garden with a brick walled front boundary and hard standing footpath taking you to the main entrance door. A hard standing driveway provides access to the side of the property, where further parking and access to the rear garden and garage can be found.



THE GRAND TOUR

Heading inside via the uPVC double glazed front door, a hall entrance greets you complete with fitted carpet underfoot and the loft access hatch above. The bedroom accommodation sits at the front of the property with the main double bedroom including a front facing uPVC window with a built-in airing cupboard and space for freestanding wardrobes. The second bedroom sits adjacent with a bay fronted window and fitted carpet underfoot. The sitting room enjoys a garden view via the rear facing window, whilst having a feature fireplace at the centre of the room with a built-in shelving and fitted carpet. A separate W.C with tiled splash-backs sits adjacent to the shower room, with a walk-in shower cubicle including a thermostatically controlled shower with aqua-board splash-backs and tiled splash-backs. Completing the property is the fitted kitchen/breakfast room with a range of built-in storage including space for a gas cooker and general white goods including a fridge and washing machine, with tiled splash-backs and tiled effect flooring, with a door taking you to a rear utility room/conservatory which offers space to enjoy the garden, with a door taking you to the rear.

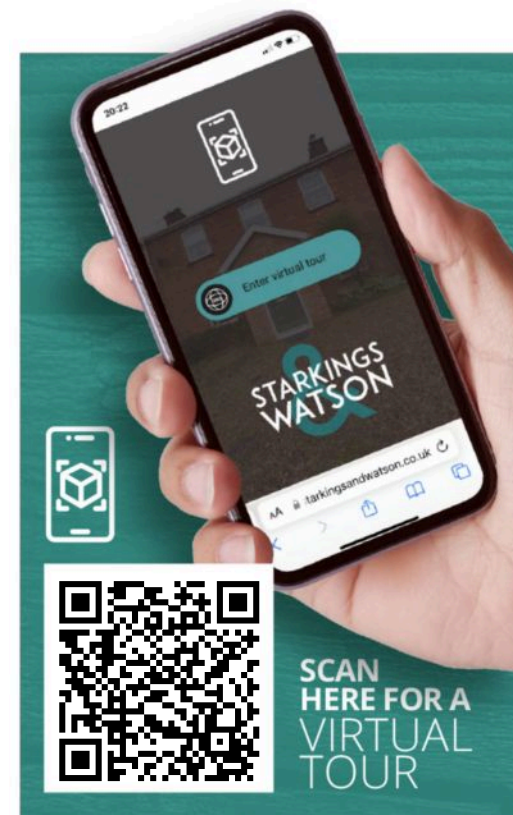
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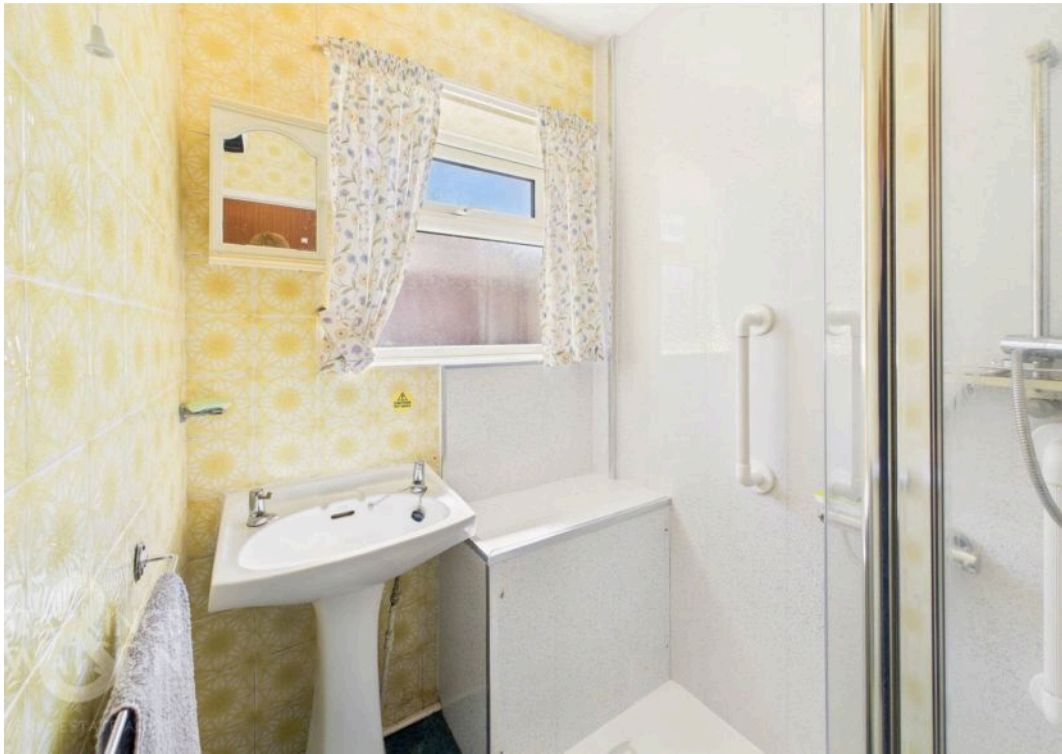
Postcode : NR7 0NG

What3Words : ///[cubes.falls.duck](https://www.what3words.com/cubes.falls.duck)

VIRTUAL TOUR

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



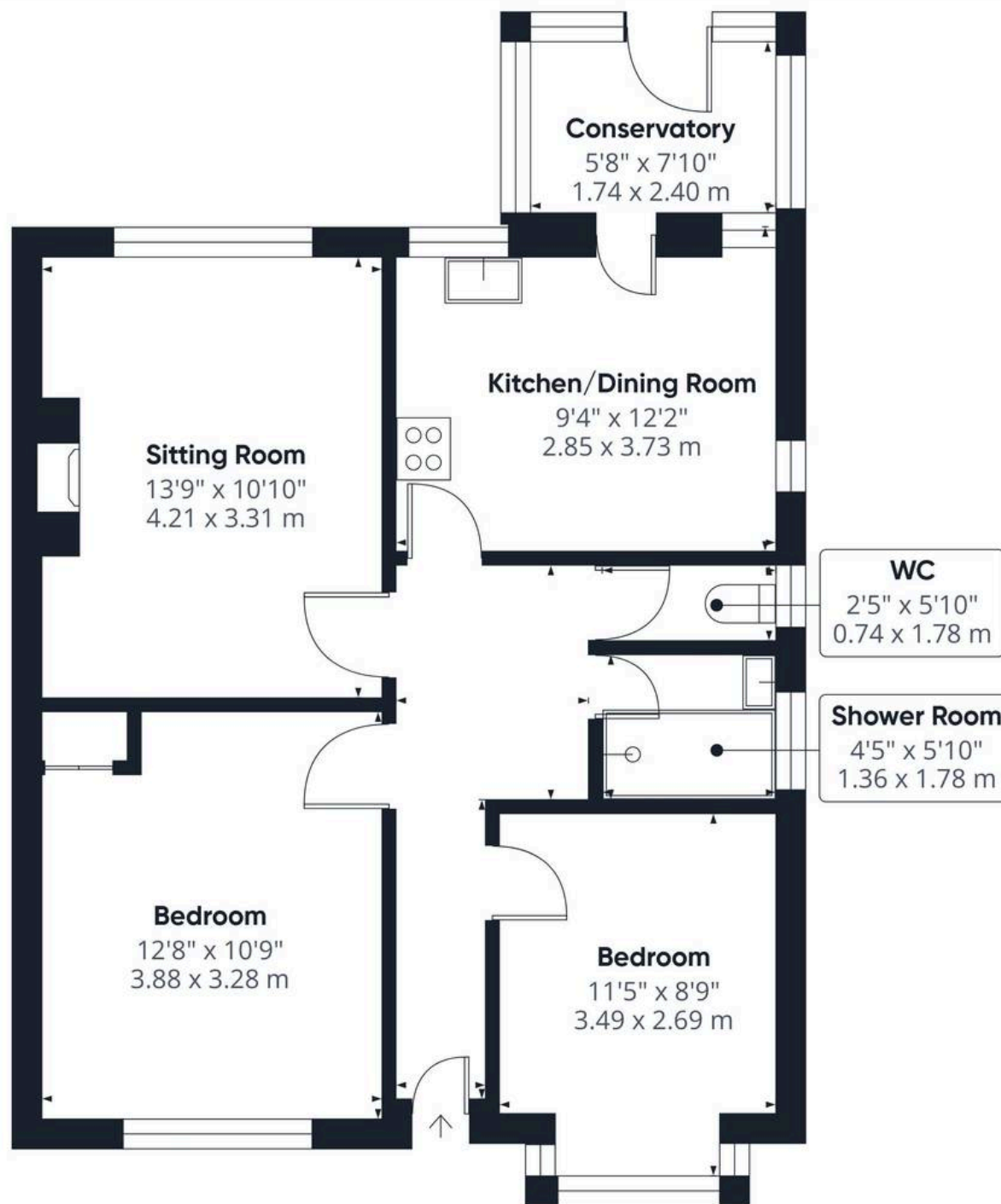




THE GREAT OUTDOORS

Enclosed with timber panel fencing whilst being laid to the lawn, a hard standing footpath leads up the garden, creating an ideal space for vegetable plots or a timber shed for storage. The garage is of brick construction with double pedestrian doors to front for ease of access, and a range of sheds to the rear, with an open access to the driveway and front garden.





Approximate total area⁽¹⁾

658 ft²

61.1 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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