



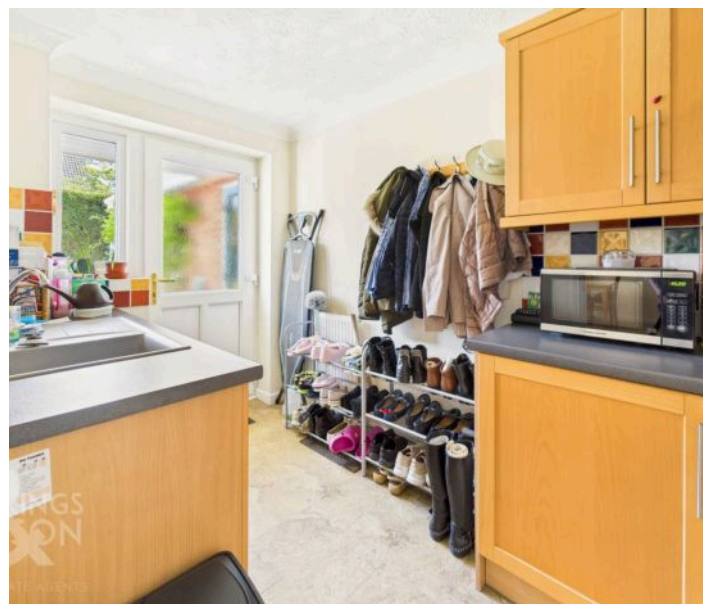
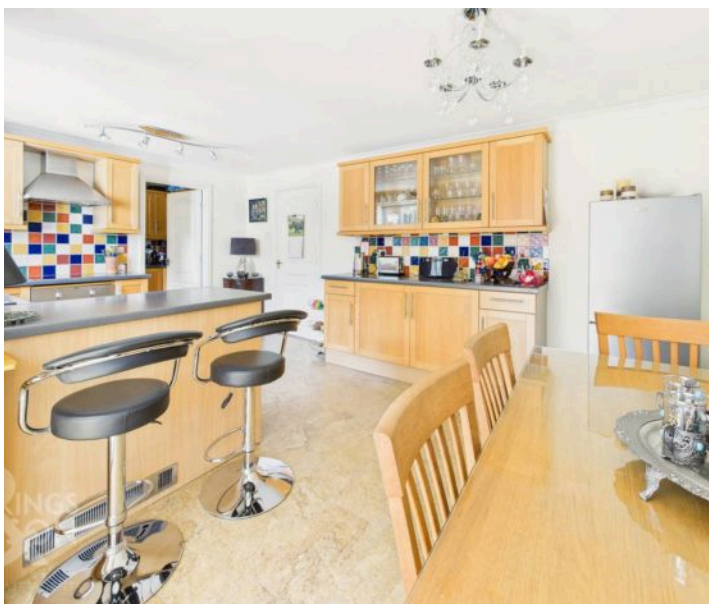
Henby Way, Norwich - NR7 0LD



Henby Way

Norwich

NO CHAIN. Situated towards the end of this sought after close sits a WELL-PRESENTED and extremely VERSATILE DETACHED HOME, ideal for FAMILY LIVING. The main living space on the ground floor is currently formed of the sitting room, kitchen/dining room with INTEGRATED APPLIANCES and conservatory overlooking the garden. Due to its design, there is potential to create an OPEN PLAN feel if so desired. The ground floor is finished with a handy UTILITY ROOM, WC and 33' double length GARAGE, the ideal space to be CONVERTED to add extra living accommodation if required. A total of FOUR DOUBLE BEDROOMS can be found off the central landing, three of which boast BUILT-IN WARDROBES while the larger benefits from an EN-SUITE SHOWER ROOM with FAMILY BATHROOM in the centre of the landing. Externally, the rear garden is FULLY ENCLOSED and has been lovingly tended to in order to create a colourful and welcoming setting whilst a NEWLY LAID permeable resin DRIVEWAY allows for the parking of multiple vehicles.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Potential To Create Open Plan Living On Ground Floor
- Three Reception Rooms
- Four Bedrooms
- Family Bathroom, En-Suite & WC
- Manicured Rear Garden
- Newly Laid Permeable Resin Driveway
- 33' Dual Length Garage Ideal For Conversion (stp)

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 behind a newly laid resin drive with multiple colourful planting borders adding vibrancy to the exterior of this home. A timber side access gate allows access into the garden whilst up and over door takes you through to the extended tandem garage.



THE GRAND TOUR

The central entrance lobby is laid with attractive solid wood flooring and granting access to all living accommodation on the ground floor as well as the two piece WC to your right hand side with predominantly tiled surround and low level heated towel rail. To your left, the main living space emerges in the form of a dual aspect sitting room complete with uPVC double glazed windows allowing natural light to flood every corner of the room and large open carpeted floor space allowing for potential choice of layout of soft furnishings where a recess towards the kitchen area can be found at the back of the room creating potential for these spaces to be amalgamated to allow for a more free flowing design. The kitchen/dining room emerges towards the rear of the home with a wide array of wall and base mounted storage units complete with rolled edge work surfaces which in turn give way to integrated appliances including an oven, hob with extraction above and dishwasher whilst the kitchen work surfaces extend out to create breakfast bar seating. An opening on the tiled flooring allows for a formal dining table with glass panelled French doors opening into the sun room giving panoramic views of the private rear garden and a cosier living space with French doors onto the garden patio. Just off from the kitchen is the utility room with an extension of the kitchen worktops and wall and base mounted storage units whilst also giving plumbing for a washing machine with second composite sink and access door to the garden.

The first floor landing splits in both directions to allow access to four double bedrooms as well as a handy built in storage cupboard and three piece family bathroom suite complete with showerhead and glass screen mounted over the bath, vanity storage and low level heated towel rail. Three smaller double bedrooms can be found on this side of the home with the smaller coming directly opposite the entrance to the bathroom complete with all carpeted flooring and double glazed windows. This room is currently used as a study and reading room however could make the ideal single bedroom, nursery or smaller double bedroom.

Two similarly sized bedrooms sit next door to the smaller of the bedrooms, one with a front facing aspect being the larger room made with all carpeted flooring and benefiting from built in wardrobes whilst the slightly smaller sits with views overlooking the garden, again, benefiting from built in wardrobes. The larger of the bedrooms is a generously sized space measuring over 15ft in length with part vaulted ceilings. This room is more than large enough to accommodate a double bed with additional storage solutions soft furnishings whilst benefiting from a double built in wardrobe and en-suite shower room complete with predominantly tiled surround, vanity storage and towel rail.

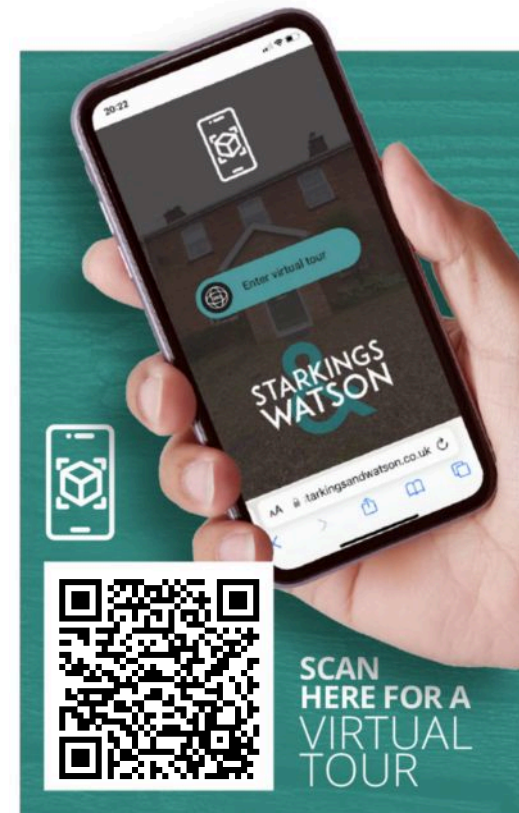
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VIRTUAL TOUR

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



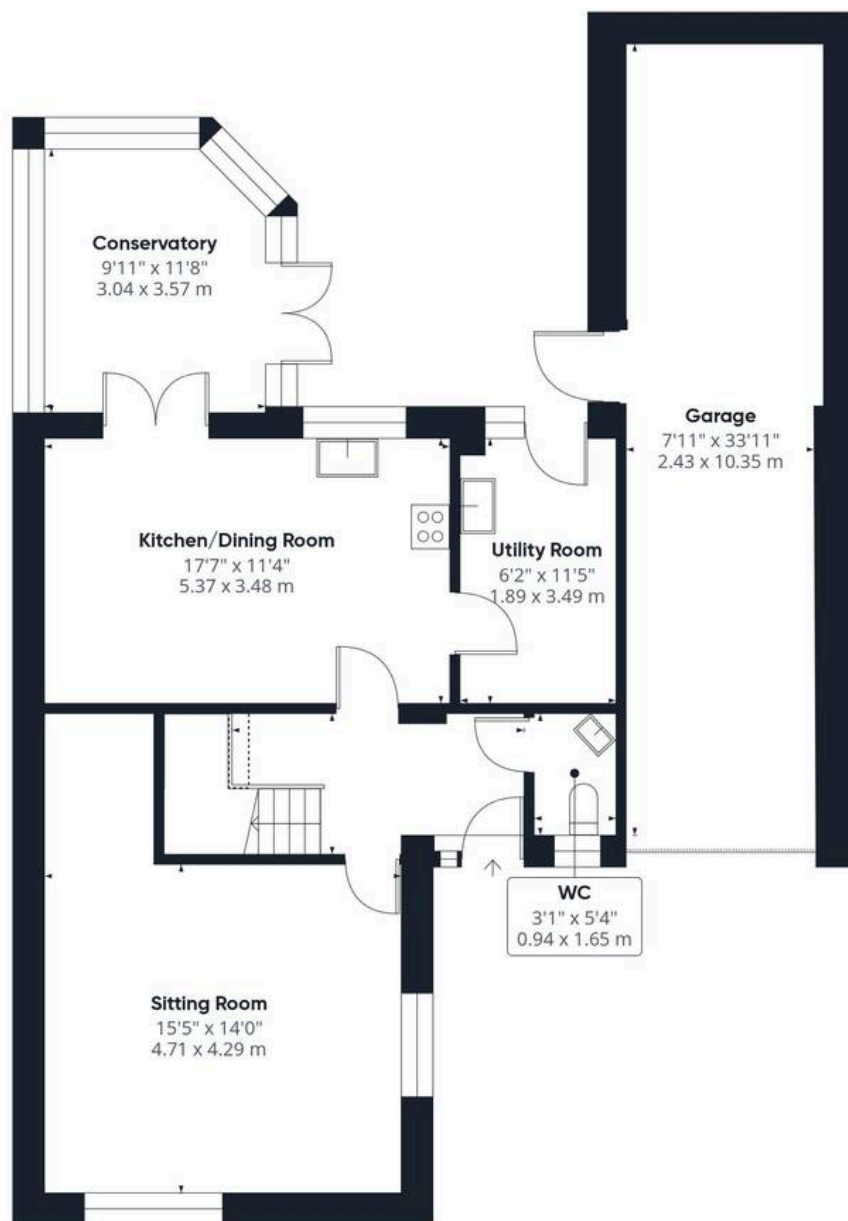




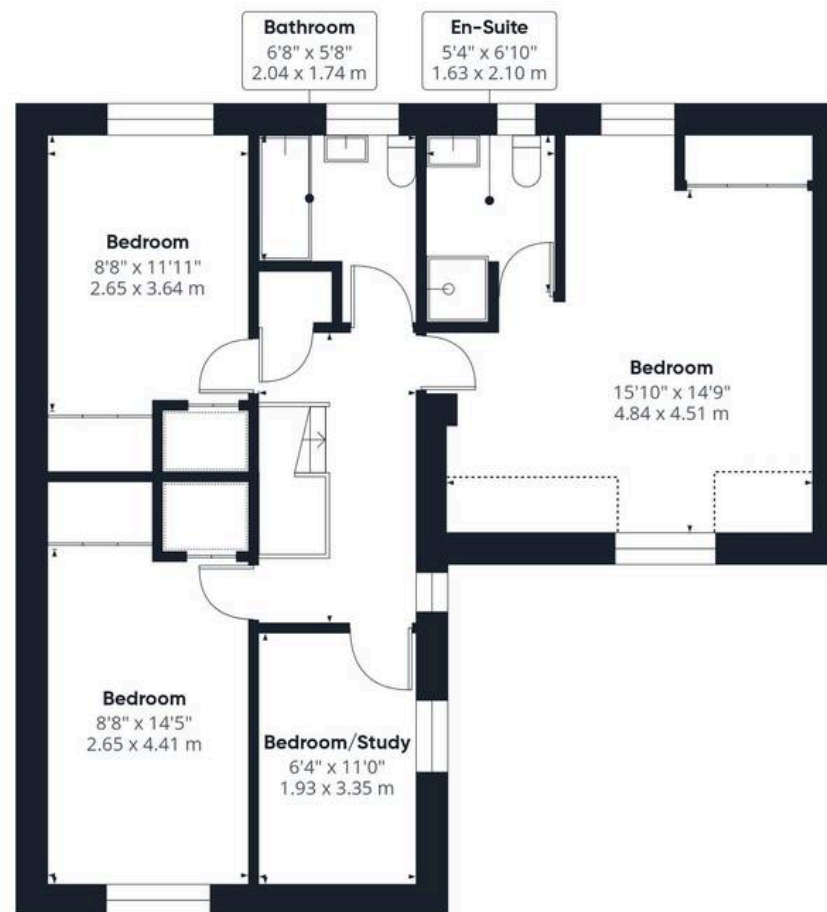
THE GREAT OUTDOORS

The rear garden, similarly to the front of the home, is immaculately presented to create a haven of colour where tall mature shrubs and borders add privacy to the space, with colourful planting beds running around the perimeter of the home for those keen gardeners. A flagstone patio makes the ideal space to sit and enjoy the sunshine, whilst a lawn emerges beyond this and personal door into the tandem garage which is perfect for a potential conversion as an additional living space, home office or home gym.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1756 ft²

163.1 m²

Reduced headroom

31 ft²

2.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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