



Stanley Avenue, Norwich - NR7 0BE



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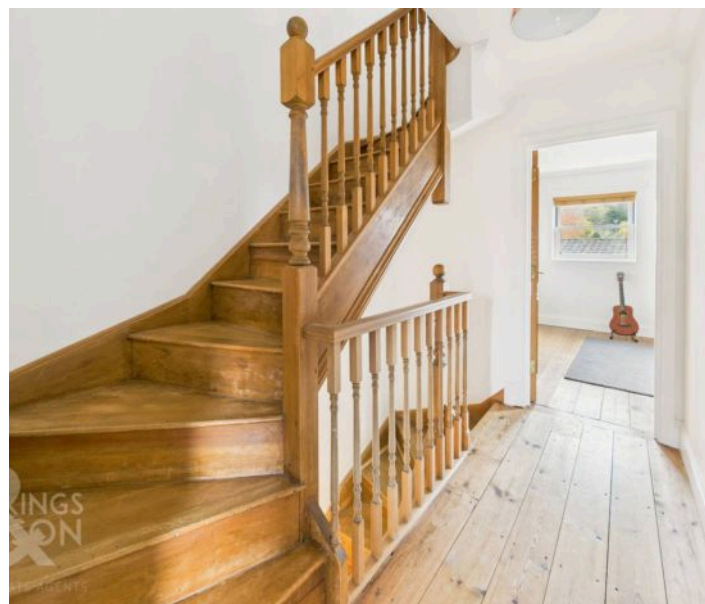
Norwich

Set only a few moments away from the vibrant heart of the city and its mainline train station, this MID-TERRACE TOWN HOUSE offers a SPACIOUS ACCOMMODATION split over three levels giving approx. 1500 Sq. Ft of VERSATILE living space with a bedroom and bathroom on every level, ideal for those seeking multi-generational living. Two impressive reception rooms are on offer including the open KITCHEN/DINING ROOM with INTEGRATED APPLIANCES and 18' SITTING ROOM, tastefully decorated creating a welcoming atmosphere. Both the first floor EN-SUITE shower room and second floor BATHROOM have been renovated and rejuvenated by the current owners with improvements also made to the ground floor bathroom adding to the attractive feel of this generously sized home. Externally, the property boasts a DRIVEWAY to the front giving parking for multiple vehicles whilst a LAWNED GARDEN sits to the rear, fully enclosed with timber fencing.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Terraced Town House
- Approx. 1500 Sq. Ft Of Accommodation Over Three Floors (stms)
- Spacious 18' Kitchen/Dining Room With Integrated Appliances
- Four Bedrooms Split Over Three Levels
- Ground Floor Bathroom Plus Separate Renovated Shower Room & En-Suite
- Private Rear Garden
- Driveway Giving Off Road Parking
- Short Walk To City Centre & Mainline Train Station

The sought after Norwich suburb of Thorpe Hamlet 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 broads and nature.

SETTING THE SCENE

The property is set back on this tree lined street where a low level brick wall opens to leave access for parking off multiple vehicles to the front of the home with all amenities and public transport links only a moments walk away.



THE GRAND TOUR

Once inside, the central hallway is the first place to greet you. One of the many areas of the home laid with all original solid wood flooring. Immediately to the left a generously sized storage cupboard creates the ideal space to hang coats, shoes and has fittings for a washing machine. Whilst to the right the first of many versatile living spaces within this home emerges. Whilst this room currently functions as a home office, it was intended as a bedroom and could be used as such with it being in close proximity to the three piece bathroom suite just next door - uPVC double glazed sash windows sit towards the front of the property while a continuation of the solid wood flooring sits underfoot. Just beyond this the three piece bathroom suite has been improved recently by the owners with updated tiling featuring a shower head and glass screen over the bath with vinyl flooring and wall mounted radiator. At the very end of the hallway, the first of the impressive reception rooms emerges in the form of an open kitchen and dining room. The floor space leaves more than enough room for a large formal dining table ideal for those who like to entertain family and friends whilst the kitchen emerges just past this with a wide array of wall and base mounted storage units offered at incredibly well maintained condition with dual ovens and hob featuring an extraction fan found above and dishwasher being the integrated appliances while an enamelled sink overlooks the rear garden and French doors lead you on to the patio.

The first floor landing splits in both directions to take you towards the second reception room with a dual front facing aspect meaning this room is incredibly well lit with natural light and offers a large conventional floor space perfect for a potential choice of layout of soft furnishings within this space. The largest of the bedrooms sits towards the rear of the home on the first floor. Measuring an impressive 18' in width, this room benefits from a dual rear facing aspect, wall mounted radiator and fully upgraded en-suite shower room complete with tiled flooring, predominantly tiled surround, walk in shower unit and tall heated towel rail.

The second floor offers a further two double bedrooms with the smaller still being an impressive size with part vaulted ceilings, and has the access hatch with built in ladder to a fully boarded loft. Whilst the larger sits again towards the front of the property with part vaulted ceilings and more than enough room to host a double bed with additional storage solutions and soft furnishings. On this floor a further renovated shower room can also be found complete with vanity storage corner shower unit and wall mounted radiator

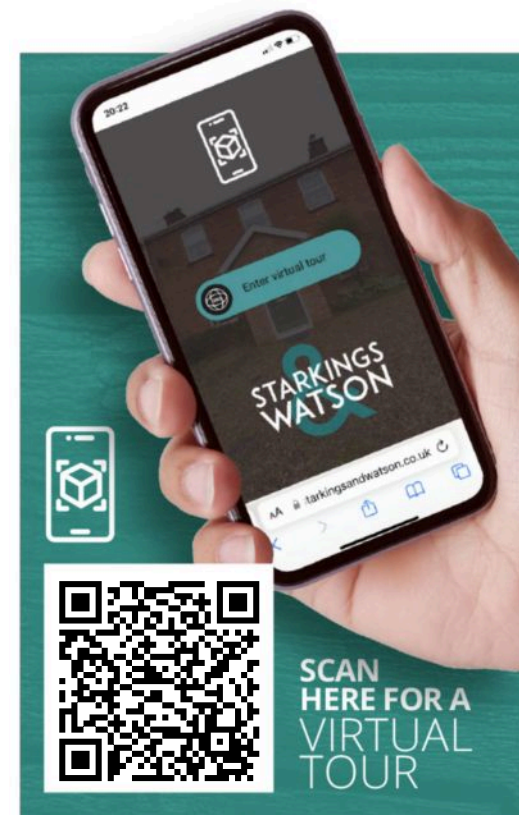
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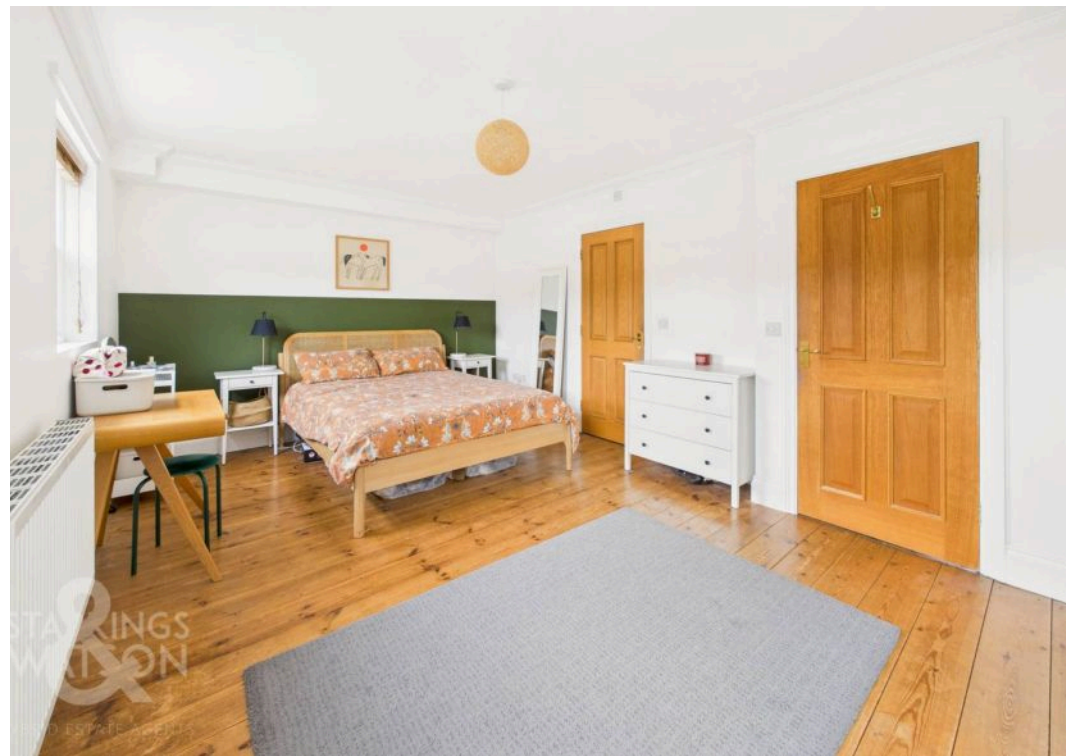
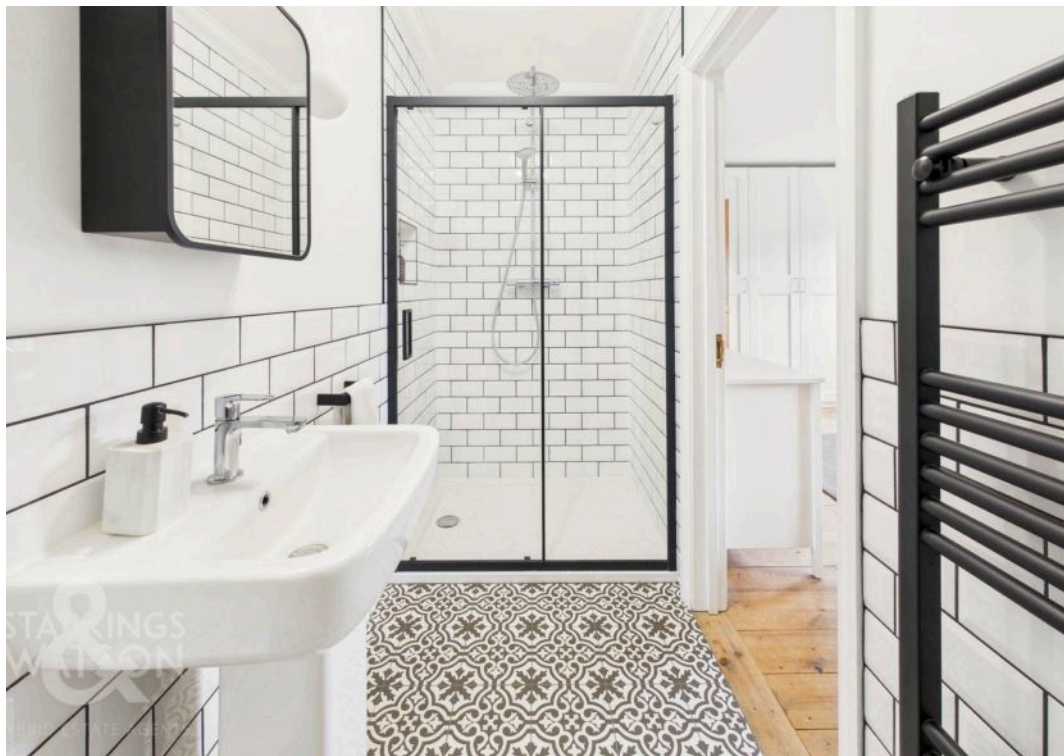
Postcode : NR7 0BE

What3Words : ///maps.blend.bucked

VIRTUAL TOUR

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







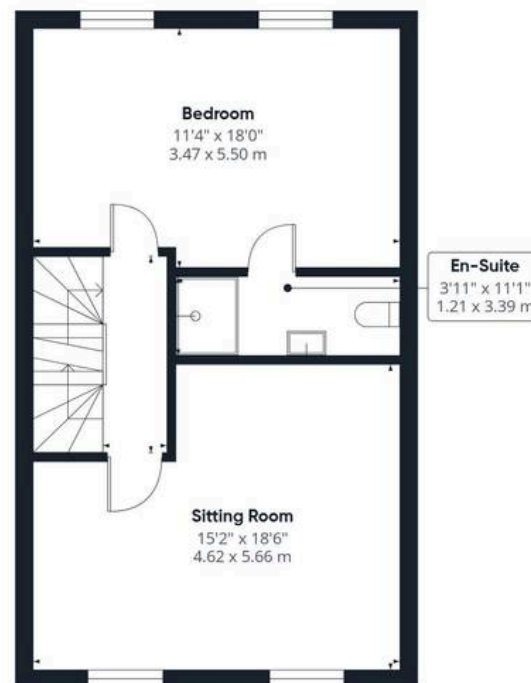
THE GREAT OUTDOORS

Accessed via the French doors within the dining area, the garden emerges to the rear of the home fully enclosed by timber panel fencing. A flagstone patio creates the ideal space to sit and enjoy the warmer months, whilst a lawn reaches up beyond this with ample potential still to be realized within this space.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1495 ft²

138.9 m²

Reduced headroom

68 ft²

6.3 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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