



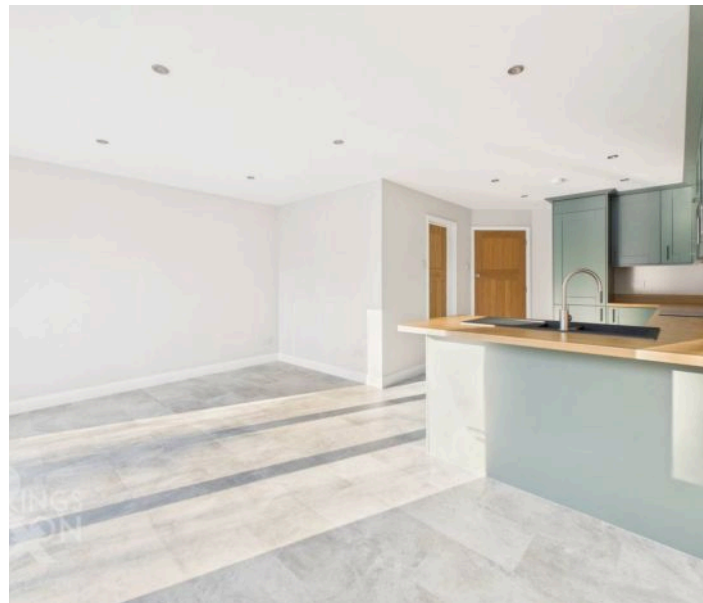
Beechwood Drive, Norwich - NR7 0LP



Beechwood Drive

Norwich

NO CHAIN. After having undergone an EXTENSIVE FULL RENOVATION including a full re-wire, updated roofing, all uPVC double glazed windows and a stunning kitchen/dining room EXTENSION, this SEMI-DETACHED HOME has been brought to life, creating an attractive living space throughout. The ground floor has been remodelled by the current owners to offer a sitting room with wood burner plus a handy ground floor SHOWER ROOM and WC with a UTILITY ROOM coming to the side of the kitchen. The main living space comes in the form of a versatile and extended portion of the home forming the KITCHEN/DINING ROOM with a range of INTEGRATED APPLIANCES measuring an impressive 20' in length allowing for both a dining room suite or to become more of a functional living area with BI-FOLDING DOORS onto the NEWLY LAID garden patio and over 100ft of PRIVATE and FULLY ENCLOSED rear garden space, ideal for family living. The first floor boast THREE BEDROOMS all off from the landing through one of many Oak internal doors with a modernised THREE PIECE BATHROOM in addition to the ground floor facilities.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

- No Chain
- Extended & Greatly Improved Semi-Detached House
- Full Back To Brick Renovation
- Sitting Room & Separate 20' Open Plan Kitchen/Dining Room
- Ground Floor Shower Room & Utility Room
- Three Bedrooms
- Over 100ft. Of Private Rear Garden (stms)
- Ample Off Road Parking & Secure Gated Access

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 street where a shingle driveway opens to the front of the home allowing parking for multiple vehicles and continuing to the side where a tall timber swinging gate has been installed by the current owners for further security and parking to the rear of the home.



THE GRAND TOUR

Despite an extensive internal renovation, the owners have retained and restored the original front door with stained glass features, keeping in touch with the home's history which perfectly leads into the central hallway laid with all hard wearing wooden effect flooring and finished to an incredibly high standard. Stairs to the first floor sit to the right hand side whilst a handy under the stair storage cupboard can also be found. To the left the first of the living spaces emerges through one of many oak internal doors with a bay fronted uPVC double glazed window at the very top of the room, allowing natural light to fill the space with all carpeted flooring leaving more than enough room for a choice of soft furnishings. The owners have taken the time to install a cast iron wood burner within the fireplace laid with a tiled hearth ideal for those colder winter evenings. Accessed from the main hallway as well is a handy downstairs shower room complete with a fully tiled surround. This room also features a low level heated towel rail and vanity storage. The main living area within the home comes courtesy of an extension to create a stunning open plan kitchen and dining room. Just off to the side of the space a utility room has been fitted with a continuation of the same kitchen worktop and cabinets with plumbing for further white goods and a separate inset chrome sink. The kitchen itself boasts a wide array of storage with integrated appliances to include an oven and hob with extraction above tall fridge/freezer and dishwasher with inset one and a half composite sink with attractive décor and a fantastic finish. The kitchen workshops extend out to create breakfast bar seating with an open floor space at the very rear suited to be used as a secondary living space or dining room with large bi-folding doors leading you directly into the rear garden to seamlessly blend both external and internal living spaces.

The first floor landing splits in all directions to allow access into all three of the bedrooms as well as a modernized three piece bathroom suite at the very front of the property, featuring a shower head and glass screen mounted over the bath with handy recessed storage just behind this floating vanity and tall heated towel rail. The larger of the bedrooms comes just next door to this at the front of the home, again laid with all carpeted flooring with all upgraded heating and uPVC double glazed windows with a second double bedroom just behind this looking over the rear gardens. The smaller of the three bedrooms just to the rear of this overlooking the gardens, perfectly positioned to be a single bedroom, nursery, or potential home office if required.

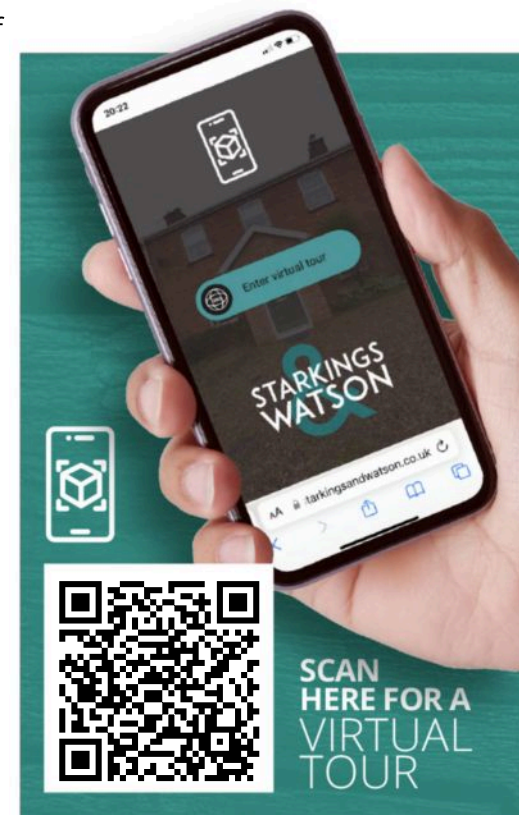
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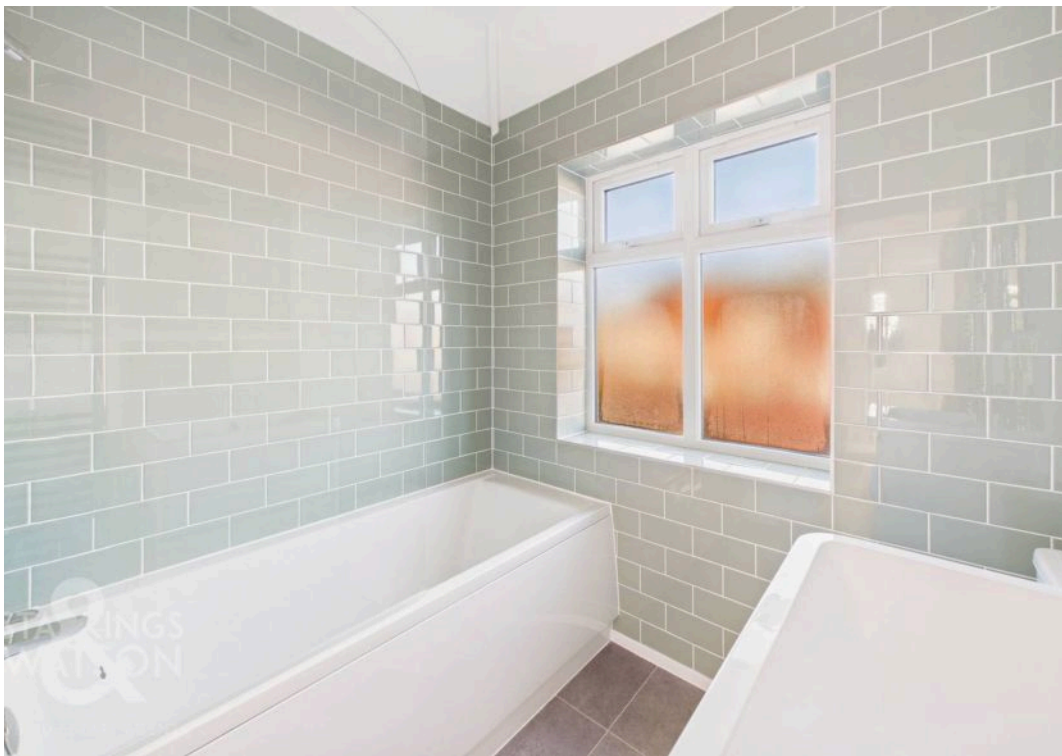
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VIRTUAL TOUR

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

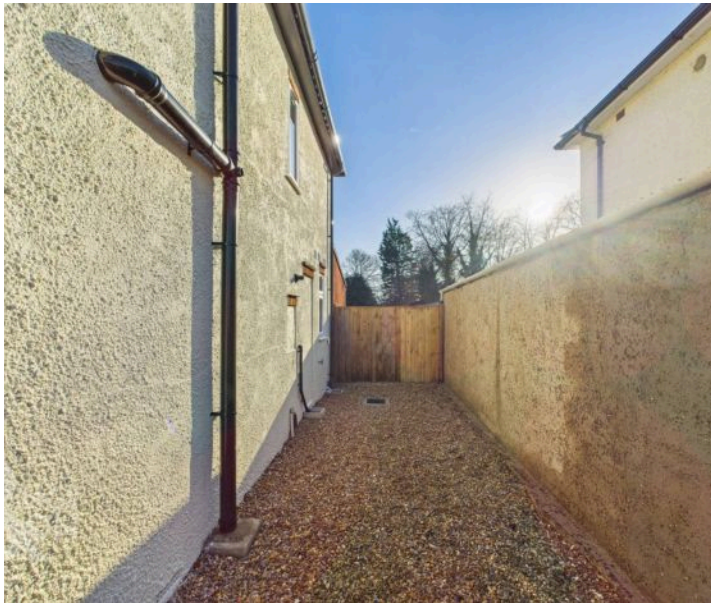


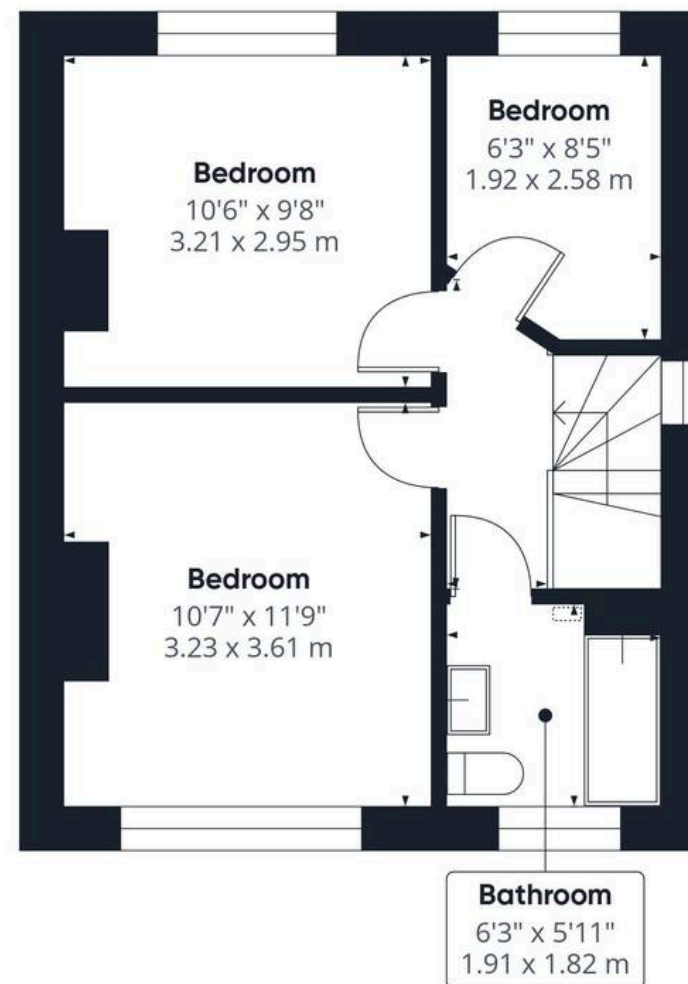




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with a selection of timber panel fencing and brick wall. A newly laid patio creates the ideal seating space for family and friends, with a continuation of the shingle drive coming to the very side of the home access via the swinging gates. From here, the garden stretches out to the rear fencing with large open lawn space perfect for family living leaving more than enough room for potential additions or alterations as required.





Approximate total area⁽¹⁾

892 ft²

82.8 m²

(1) Excluding balconies and terraces

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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