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## Regency Crescent, St. Andrews Park, Norfolk, NR7 0GE

A four-bedroom, mid terraced property in the esteemed Saint Andrews Park development, just off Yarmouth Road on the outskirts of Thorpe St Andrew to the east of Norwich City centre. The property enjoys a prime location with an array of nearby amenities to include cafes, restaurants, supermarket and petrol station, schooling for all ages, doctors' surgery and dentist.

Set back and screened from the road by ornate metal fencing, the property is approached along a driveway providing off-road parking and access to an integral garage. To the rear, a tree lined back drop overlooks a neatly maintained lawn garden bordered by mature shrubs and a paved sun terrace provides the perfect setting for alfresco dining with friends and family.

Beautifully decorated throughout the main entrance to the property provides access into a hallway where separate internal doors lead into a cloakroom, a separate dining room with adjoining family lounge and a kitchen breakfast room. From the kitchen and lounge double doors overlook and open out to the rear garden. To the first floor, a family bathroom and four bedrooms, all with built in storage, and the master with an en-suite shower room, complete the accommodation.

The property is further complimented in its proximity to Norwich train station, the football stadium and the Riverside retail park with its numerous shops, cinema, cafes and restaurants. There is convenient access to the Southern Bypass and Northern Distributor Road, allowing endless opportunities for exploration and adventure in Norwich and along the Norfolk coastline.



Terraced



House



Older



2 Bathrooms  
1 Cloakroom



2 Receptions



4 Bedrooms



Tax Band E

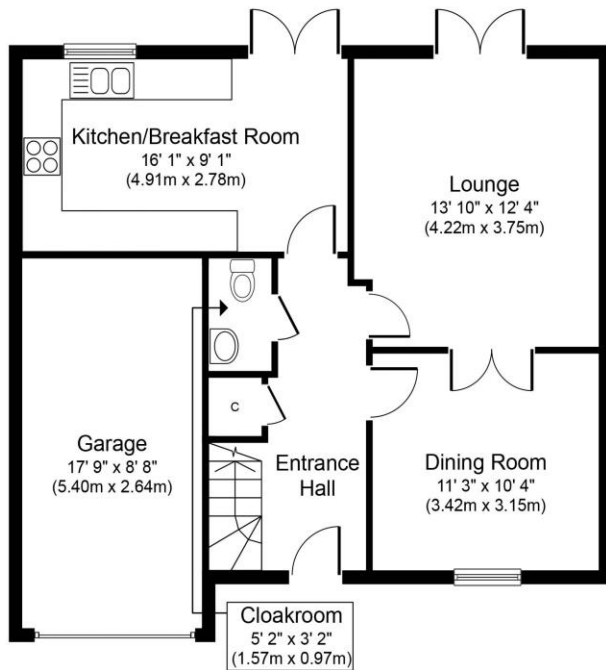


Off-Road  
Parking

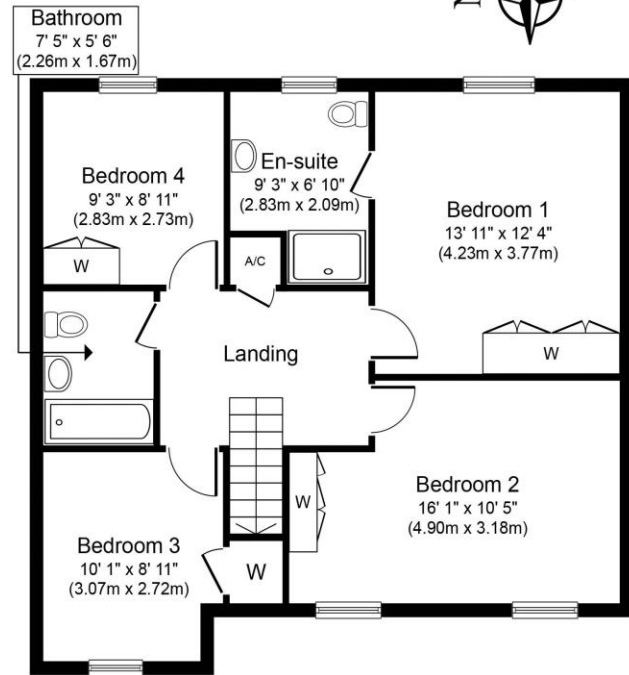


Garage





**Ground Floor**  
Approximate Floor Area  
**563 sq. ft.**  
**(52.3 sq. m.)**



**First Floor**  
Approximate Floor Area  
**727 sq. ft.**  
**(67.5 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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