



Broadland Drive, Thorpe End - NR13 5BT

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HYBRID ESTATE AGENTS



Broadland Drive

Thorpe End, Norwich

Occupying an OUTSTANDING and RARE 0.18 ACRE PLOT (stms) in the heart of THORPE END, with over 1900 Sq. ft (stms) of accommodation. With a PRIVATE WALLED PLOT, the property enjoys a FLEXIBLE LAYOUT with FOUR RECEPTION ROOMS and FOUR BEDROOMS. Set back from the road with AMPLE PARKING and an adjoining GARAGE, gardens wrap around the property offering PRIVACY and SECLUSION. The HALL ENTRANCE creates the IDEAL MEET and GREET SPACE, with doors leading off to the 18' SITTING ROOM, adjacent STUDY and 12' FAMILY ROOM. The 16' DINING ROOM and KITCHEN are OPEN PLAN to each other, with DUAL ASPECT WINDOWS and FRENCH DOORS heading outside. Upstairs, the LARGE LANDING leads to FOUR BEDROOMS, with a PRIVATE EN SUITE and further family bathroom with a ROLLED TOP BATH and WET ROOM STYLE SHOWER.

Council Tax band: F

Tenure: Freehold

- Private Walled Plot
- Substantial Detached 1900 Sq. ft (stms) Family Home
- Four Reception Rooms
- Open Plan Kitchen/Dining Room
- Large Hall Entrance & Spacious Landing
- Four Bedrooms - three comfortable doubles
- En Suite & Family Bathroom
- Ample Parking, Garage & Non-Overlooked Gardens

The garden village of Thorpe End is located East of the Cathedral City of Norwich. The village offers a wealth of amenities with a shopping parade, village hall and church. The village is served by regular buses and offers excellent transport links to Norwich and the A47 for access to Great Yarmouth and of course the A11.

SETTING THE SCENE

With a secluded and tucked away setting, a shingle driveway sits behind a brick walled front boundary, with ample off road parking and turning space leading to the adjoining garage and main property. A covered porch area with attractive tiling underfoot leads to the main entrance.



THE GRAND TOUR

Once inside, the spacious and wide hall entrance is finished with engineered oak wood flooring with stairs rising to the first floor landing and a useful built-in storage cupboard below. This light and bright entrance hall leads to the main living space with the kitchen sitting beyond the far left hand corner. Immediately as you enter, the ground floor study can be found with the uPVC double glazed window to front, and continued engineered oak wood flooring underfoot for ease of maintenance. Sat opposite is the formal sitting room with a feature brick built fireplace and window to front and side along with engineered oak wood flooring underfoot. To the rear of the property the dining room with dual aspect views through the side facing window and French doors continues the light and bright theme, with engineered oak wood flooring underfoot creating a versatile space with the kitchen sitting adjacent - ideal for those seeking open plan living space by opening up the rear reception rooms. The kitchen sits to the rear of the property, with the dining area starting with tiled flooring underfoot, with full height windows and French doors leading out to the garden. The kitchen area itself offers a u-shape arrangement of wall and base level units with granite work surfaces and inset cooking appliances including an electric ceramic hob with stainless steel splashback, extractor fan above and a built-in one and a half sized electric double electric oven. Twin double glazed windows face to side and rear offering panoramic garden views, with space provided for a washing machine and dishwasher, with the fridge freezer being integrated. Back to the hall entrance, a useful ground floor W.C leads off with tiled splash-backs and engineered oak wood flooring underfoot

Heading upstairs, the carpeted landing includes a built-in airing cupboard with doors taking you to the four bedrooms - all of which are finished with fitted carpet and uPVC double glazing.

The main bedroom sits to the front of the property with views across the driveway and beyond, with built-in access to the airing cupboard and private en suite shower room finished with a white three piece suite. Tiled walls run around the room with a thermostatically controlled shower and heated towel rail. The second bedroom sits adjacent with a full width run of built-in wardrobes and storage above, with the smaller two bedrooms sitting to the rear, one of which is a double bedroom. The family bathroom completes the property with a white four piece suite including a low level WC with hidden cistern, hand wash basin, freestanding double ended rolled top bath with feature mixer shower tap and walk-in wet room style shower with a thermostatically controlled rainfall shower above - all finished with tiled walls and a heated towel rail.

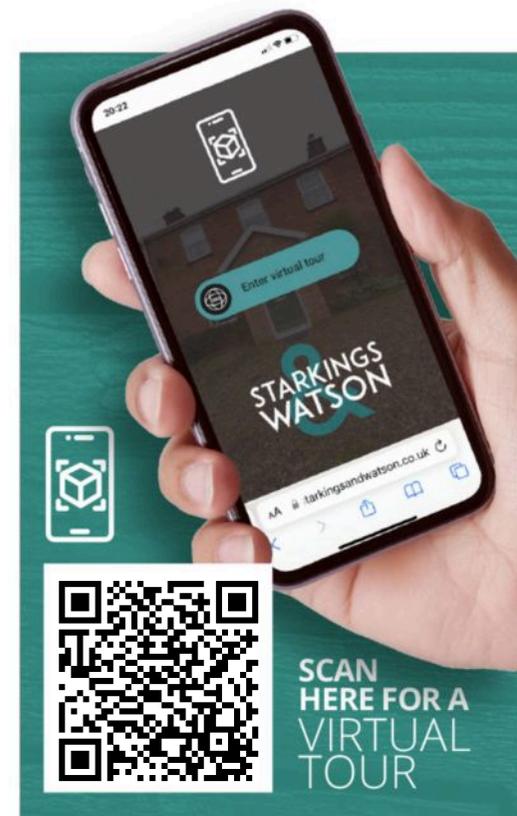
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden enjoys a green and leafy setting enclosed with a wide variety of mature high level hedging shrubbery and trees offering privacy and seclusion. With walled boundaries to two sides, a patio area extends from the rear twin sets of French doors leading to a further raised patio in the corner, which makes the ideal covered seating area. The lawn gardens wrap around to the side and rear of the property, with a useful rear access leading to the garage with double doors to front, wall mounted gas fired centre heating boiler, power and lighting.

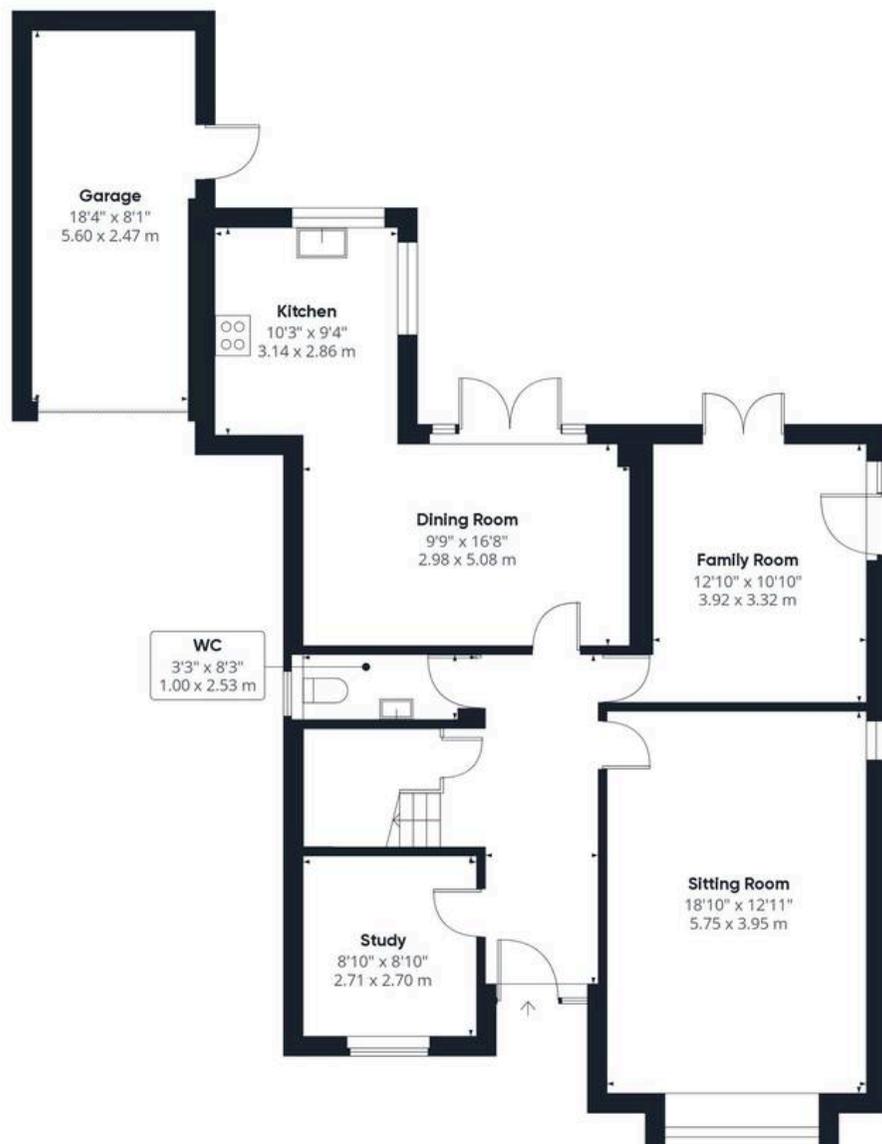
Garage

Car port

Off street

Driveway





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1901.42 ft²
176.65 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.



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